A 6450-1

National Delinquency Survey

Prepared by the MBA Economics Department
November 16, 1983

Mortgage Bankers Association of America

1125 FIFTEENTH STREET, N.W. • WASHINGTON, D.C. 20005

DATA FOR SEPTEMBER 30, 1983
AND FOR 3rd QUARTER 1983

The national delinquency rate for mortgage loans secured by one-to-four unit residential property declined to 5.26 percent in the third quarter of 1983, down from 5.63 percent in the second quarter. This decline is the second in as many quarters, reflecting a 58 basis point drop from the record high point recorded in the first quarter of this year. The third quarter measure is the lowest since the fourth quarter of 1981 when it reached 5.18 percent. The mortgage delinquency rate for conventional loans showed the greatest decline, dropping 31 basis points to 3.60 percent in the third quarter from 3.91 percent in the second. The VA-guaranteed loan delinquency rate fell to 5.78 percent in the third quarter from 6.08 percent in the second, and the percentage of late FHA-insured loans declined to 6.83 percent from 7.01 percent over the same period.

Based on the number of payments past due, the component of delinquencies demonstrating the largest decline was the one-month late category. There was a drop of 29 basis points to 3.56 percent in the percentage of loans with payments 30 days late, down from 3.85 percent in the second quarter. The percentage of loans that were two payments in arrears also declined, down a modest 8 basis points, to 0.87 percent in the third quarter. The delinquency rate on loans past due 90 days or more was unchanged at 0.83 percent.

TEXT NUMBERS ARE SEASONALLY ADJUSTED UNLESS OTHERWISE NOTED.

In addition to the good news embodied in the improving delinquency rates, foreclosure statistics also demonstrated a cause for optimism in the third quarter. Overall, the percentage of residential mortgage loans that were placed in foreclosure in the third quarter declined slightly over the period, to 0.22 percent, down from 0.23 percent in the second quarter. All of the improvements in the foreclosure measure occurred in the government backed loan categories, as the rate of new foreclosures started on conventional loans remained steady at 0.16 percent in the third quarter. New foreclosures of FHA-insured loans declined 3 basis points in the third period to 0.26 percent, and the same rate on VA-guaranteed loans dropped 2 basis points to 0.25 percent. The percentage of loans in the foreclosure process, which is not seasonally adjusted, was unchanged in the third quarter at 0.66 percent.

On a regional basis, delinquency rates in the third quarter were generally below levels of a year ago. The regional data are not seasonally adjusted. Of the four census regions, three areas show declines over the latest four quarter period while one area reported a slight increase. The largest decline in mortgage delinquencies occurred in the Northeast region, where the rate fell 48 basis points since the third quarter of 1982 to 5.66 percent. In the North Central states, the mortgage delinquency ratio dropped 39 basis points to 6.46 percent, and the West recorded a smaller decline of 15 basis points to 5.24 percent past due in the third quarter this year. The South, which ended the third quarter 1983 with a delinquency rate of 5.07 percent (the lowest of the four), showed a modest increase in its delinquency rate of 8 basis points over a year earlier.

As the economy continues to grow, mortgage delinquency and foreclosure rates will decline through 1984. The economic recovery has achieved a solid footing with both consumer and business confidence indexes trending upwards. Industrial output and capacity utilization both have improved substantially over the past year, with real economic growth in the 8 percent range for the past two quarters. Labor productivity is growing, corporate profits are up 30 percent from a year ago, and retail sales are strong. These factors signal continued declines in unemployment and rising incomes, both of which will lead to continued improvement in the mortgage delinquency and foreclosure statistics.

DELINQUENCY RATES OF 1- TO 4-UNIT RESIDENTIAL MORTGAGE LOANS
Seasonally Adjusted

END OF QTR	ALL LOANS					CONVENTIONAL LOANS					VA LOANS					ALL FHA LOANS				
	PERCENT OF LOANS																			
	Total Past Due	Installments Past Due			Fcls started	Total Past Due	Installments Past Due			Fcls * started	Total Past Due	Installments Past Due			Fcls started	Total Past Due	Installments Past Due			Fcls started
		30 Days	60 Days	90 Days or more			30 Days	60 Days	90 Days or more			30 Days	60 Days	90 Days or more			30 Days	60 Days	90 Days or more	
1981																				
1st	5.28	3.77	0.86	0.65	0.16	3.07	2.27	0.48	0.32	0.09	5.81	4.09	0.96	0.76	0.18	7.02	5.01	1.13	0.88	0.20
2nd	5.26	3.72	0.89	0.65	0.17	3.24	2.35	0.55	0.34	0.11	5.67	3.95	0.96	0.76	0.19	6.77	4.80	1.16	0.81	0.22
3rd	5.26	3.73	0.89	0.64	0.15	3.43	2.50	0.58	0.35	0.11	5.61	3.90	0.97	0.74	0.17	6.82	4.83	1.14	0.85	0.20
4th	5.18	3.67	0.87	0.64	0.16	3.31	2.39	0.57	0.35	0.11	5.60	3.89	0.97	0.74	0.18	6.61	4.69	1.09	0.83	0.21
1982																				
1st	5.35	3.75	0.90	0.70	0.20	3.52	2.52	0.58	0.42	0.13	5.77	4.00	0.98	0.79	0.22	6.92	4.84	1.14	0.94	0.25
2nd	5.56	3.83	0.97	0.76	0.20	3.68	2.55	0.65	0.48	0.13	5.99	4.06	1.05	0.86	0.22	7.07	4.89	1.24	0.94	0.25
3rd	5.48	3.76	0.94	0.78	0.22	3.79	2.61	0.66	0.52	0.14	5.86	3.95	1.02	0.89	0.25	7.07	4.89	1.20	0.98	0.29
4th	5.70	3.91	0.96	0.83	0.22	3.81	2.63	0.65	0.53	0.14	6.18	4.19	1.07	0.92	0.23	7.14	4.90	1.17	1.07	0.29
1983																				
1st	5.84	4.01	0.99	0.84	0.20	4.27	2.90	0.72	0.65	0.13	6.24	4.31	1.04	0.89	0.23	7.27	5.03	1.20	1.04	0.25
2nd	5.63	3.85	0.95	0.83	0.23	3.91	2.67	0.66	0.58	0.16	6.08	4.11	1.04	0.93	0.27	7.01	4.93	1.18	1.00	0.29
3rd	5.26	3.56	0.87	0.83	0.22	3.60	2.45	0.61	0.54	0.16	5.78	3.84	0.98	0.96	0.25	6.83	4.65	1.12	1.06	0.26

STATE, AREA AND CENSUS REGION	ALL LOANS							CONVENTIONAL LOANS						
	NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE		NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE	
		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER
CONNECTICUT	94,759	3.63	1.79	1.13	0.71	0.26	0.07	72,864	3.34	1.42	1.23	0.69	0.24	0.06
MAINE	27,937	4.20	3.03	0.67	0.50	0.39	0.08	22,121	3.65	2.54	0.63	0.48	0.35	0.07
MASSACHUSETTS	76,386	3.63	2.67	0.56	0.40	0.20	0.06	46,693	2.16	1.64	0.33	0.19	0.11	0.04
NEW HAMPSHIRE	16,407	4.23	2.97	0.78	0.48	0.09	0.10	10,566	3.06	2.10	0.56	0.40	0.02	0.07
RHODE ISLAND	1,455	4.54	3.02	0.76	0.76	0.07	0.07	453	1.54	0.88	0.44	0.22	0.00	0.00
VERMONT	1,023	5.57	3.23	1.17	1.17	0.39	0.10	89	5.62	3.37	2.25	0.00	0.00	0.00
NEW ENGLAND	**217,967**	**3.76**	**2.36**	**0.84**	**0.56**	**0.24**	**0.07**	**152,786**	**3.00**	**1.69**	**0.82**	**0.49**	**0.20**	**0.05**
NEW JERSEY	251,678	5.42	3.54	1.05	0.83	0.93	0.23	144,910	3.18	2.22	0.66	0.30	0.33	0.09
NEW YORK	419,823	6.35	4.84	0.97	0.54	0.31	0.07	301,112	5.33	4.13	0.80	0.40	0.20	0.05
PENNSYLVANIA	296,767	6.30	4.31	0.97	1.02	0.66	0.25	166,089	4.14	3.04	0.50	0.60	0.29	0.11
MID ATLANTIC	**968,268**	**6.09**	**4.34**	**0.99**	**0.76**	**0.58**	**0.16**	**612,111**	**4.49**	**3.38**	**0.68**	**0.43**	**0.25**	**0.07**
ILLINOIS	221,000	8.78	5.35	1.40	2.03	1.45	0.31	62,702	2.97	1.96	0.43	0.58	0.47	0.10
INDIANA	189,741	6.36	4.39	1.03	0.94	1.09	0.28	62,421	3.38	2.32	0.58	0.48	0.37	0.08
MICHIGAN	431,225	6.62	4.37	1.12	1.13	0.69	0.27	225,761	3.76	2.62	0.62	0.52	0.21	0.17
OHIO	250,284	7.39	4.81	1.20	1.38	1.37	0.22	86,342	4.94	3.23	0.80	0.91	0.78	0.18
WISCONSIN	68,696	6.18	3.54	1.09	1.55	1.26	0.32	27,413	4.12	2.51	0.73	0.88	0.54	0.20
E.N. CENTRAL	**1,160,946**	**7.12**	**4.60**	**1.17**	**1.35**	**1.08**	**0.27**	**464,639**	**3.85**	**2.60**	**0.63**	**0.62**	**0.39**	**0.15**
IOWA	56,408	4.79	2.69	0.73	1.37	0.96	0.12	25,154	2.94	1.73	0.52	0.69	0.17	0.08
KANSAS	46,439	5.14	3.28	0.96	0.90	0.83	0.21	12,152	3.77	2.23	0.68	0.86	0.95	0.24
MINNESOTA	169,656	4.38	2.78	0.73	0.87	0.57	0.07	51,655	3.15	1.98	0.54	0.63	0.55	0.09
MISSOURI	97,406	5.34	3.73	0.93	0.68	0.44	0.18	13,233	2.64	1.75	0.41	0.48	0.26	0.11
NEBRASKA	41,882	4.03	2.72	0.81	0.50	0.70	0.19	23,802	2.82	1.90	0.66	0.26	0.69	0.18
NORTH DAKOTA	3,230	4.96	2.88	0.53	1.55	1.42	0.34	463	3.02	2.16	0.43	0.43	1.51	0.22
SOUTH DAKOTA	12,513	2.41	1.49	0.32	0.60	0.56	0.12	3,395	0.89	0.53	0.15	0.21	0.24	0.15
W.N. CENTRAL	**427,534**	**4.64**	**3.00**	**0.79**	**0.85**	**0.64**	**0.13**	**129,854**	**3.00**	**1.88**	**0.55**	**0.57**	**0.50**	**0.12**
DELAWARE	36,090	3.41	2.50	0.52	0.39	0.19	0.13	21,099	1.83	1.36	0.29	0.18	0.07	0.07
D.C.	12,433	7.30	5.08	1.34	0.88	1.26	0.22	4,804	3.48	2.58	0.50	0.40	0.42	0.21
FLORIDA	533,752	4.78	3.25	0.74	0.79	0.56	0.23	223,571	2.59	1.63	0.35	0.61	0.57	0.27
GEORGIA	208,350	5.82	4.11	1.01	0.70	0.44	0.25	45,508	2.87	2.03	0.51	0.33	0.25	0.13
MARYLAND	149,915	4.42	3.21	0.72	0.49	0.46	0.12	58,027	2.25	1.72	0.32	0.21	0.22	0.10
N.C.	179,189	4.52	3.41	0.66	0.45	0.26	0.14	37,648	2.15	1.68	0.25	0.22	0.12	0.11
S.C.	100,260	6.79	4.87	1.10	0.82	0.60	0.31	12,499	2.58	2.01	0.29	0.28	0.30	0.17
VIRGINIA	251,652	3.95	3.01	0.57	0.37	0.20	0.07	67,190	2.84	2.20	0.38	0.26	0.08	0.06
W. VIRGINIA	8,740	5.09	3.39	0.94	0.76	0.22	0.07	3,134	3.54	2.30	0.57	0.67	0.06	0.06
S. ATLANTIC	**1,480,381**	**4.85**	**3.46**	**0.76**	**0.63**	**0.43**	**0.19**	**473,480**	**2.55**	**1.78**	**0.35**	**0.42**	**0.36**	**0.18**
ALABAMA	123,210	6.46	4.44	1.09	0.93	0.56	0.21	19,835	3.67	2.81	0.52	0.34	0.30	0.11
KENTUCKY	53,877	5.28	3.60	0.85	0.83	0.80	0.10	6,016	2.80	1.89	0.48	0.43	0.71	0.17
MISSISSIPPI	67,087	5.96	4.07	0.94	0.95	0.33	0.18	20,099	3.44	2.62	0.40	0.42	0.17	0.11
TENNESSEE	145,283	6.70	4.56	1.08	1.06	0.45	0.25	35,748	3.32	2.53	0.43	0.36	0.12	0.13
E.S. CENTRAL	**389,457**	**6.30**	**4.30**	**1.03**	**0.97**	**0.51**	**0.20**	**81,698**	**3.40**	**2.58**	**0.45**	**0.37**	**0.22**	**0.12**
ARKANSAS	27,208	5.48	3.85	0.78	0.85	0.39	0.17	3,796	2.79	2.05	0.24	0.50	0.24	0.11
LOUISIANA	151,006	4.50	3.33	0.69	0.48	0.24	0.15	46,952	2.66	2.02	0.36	0.28	0.19	0.12
OKLAHOMA	153,636	4.93	3.50	0.76	0.67	0.51	0.22	33,981	3.69	2.34	0.58	0.77	0.61	0.28
TEXAS	660,504	5.01	3.39	0.86	0.76	0.29	0.18	172,367	2.95	2.05	0.46	0.44	0.29	0.18
W.S. CENTRAL	**992,354**	**4.93**	**3.41**	**0.82**	**0.70**	**0.32**	**0.18**	**257,096**	**2.98**	**2.08**	**0.45**	**0.45**	**0.31**	**0.18**
ARIZONA	296,357	5.13	3.53	0.89	0.71	0.63	0.21	70,591	3.17	2.07	0.60	0.50	0.59	0.17
COLORADO	265,510	4.49	2.94	0.73	0.82	0.52	0.14	96,878	2.85	1.87	0.47	0.51	0.31	0.10
IDAHO	60,778	5.41	3.51	0.99	0.91	0.73	0.25	29,732	4.62	3.05	0.83	0.74	0.51	0.15
MONTANA	17,356	5.21	3.20	0.81	1.20	0.86	0.24	3,372	5.13	3.00	0.56	1.57	0.27	0.18
NEVADA	73,333	7.47	4.79	1.24	1.44	1.34	0.45	11,519	4.61	2.89	0.85	0.87	1.10	0.69
NEW MEXICO	43,225	4.09	2.88	0.68	0.53	0.23	0.07	10,506	4.51	3.06	0.75	0.70	0.50	0.10
UTAH	81,449	6.72	4.42	1.16	1.14	1.00	0.29	25,483	5.32	3.57	0.78	0.97	0.94	0.29
WYOMING	11,820	7.72	4.27	1.78	1.67	1.42	0.74	2,683	5.70	2.87	0.97	1.86	1.45	0.22
MOUNTAIN	**849,828**	**5.29**	**3.51**	**0.90**	**0.88**	**0.70**	**0.22**	**250,764**	**3.61**	**2.36**	**0.62**	**0.63**	**0.53**	**0.17**
ALASKA	15,197	2.96	2.14	0.50	0.32	0.13	0.04	8,688	2.78	1.97	0.46	0.35	0.10	0.03
CALIFORNIA	1,217,703	5.62	3.66	1.03	0.93	1.02	0.20	501,548	4.29	2.74	0.86	0.69	0.93	0.17
HAWAII	75,870	3.79	2.46	0.63	0.70	0.66	0.13	48,673	3.46	2.15	0.57	0.74	0.63	0.15
OREGON	78,721	4.65	3.19	0.72	0.74	1.06	0.38	41,782	4.01	2.73	0.60	0.68	0.84	0.48
WASHINGTON	316,816	4.27	2.85	0.71	0.71	0.76	0.17	152,028	3.02	2.07	0.49	0.46	0.45	0.12
PACIFIC	**1,704,307**	**5.21**	**3.42**	**0.93**	**0.86**	**0.95**	**0.20**	**752,719**	**3.94**	**2.55**	**0.75**	**0.64**	**0.80**	**0.17**
PUERTO RICO	133,141	8.55	5.84	1.55	1.16	1.17	0.68	26,362	9.41	6.09	1.75	1.57	1.74	1.23
NORTHEAST	**1,186,235**	**5.66**	**3.98**	**0.96**	**0.72**	**0.52**	**0.15**	**764,897**	**4.19**	**3.04**	**0.71**	**0.44**	**0.24**	**0.07**
NORTH CENTRAL	**1,588,480**	**6.46**	**4.17**	**1.07**	**1.22**	**0.96**	**0.24**	**594,493**	**3.66**	**2.44**	**0.61**	**0.61**	**0.42**	**0.15**
SOUTH	**2,862,192**	**5.07**	**3.55**	**0.82**	**0.70**	**0.40**	**0.19**	**812,274**	**2.77**	**1.95**	**0.39**	**0.43**	**0.33**	**0.17**
WEST	**2,554,135**	**5.24**	**3.45**	**0.92**	**0.87**	**0.87**	**0.21**	**1,003,483**	**3.87**	**2.51**	**0.72**	**0.64**	**0.74**	**0.17**
U.S. TOTAL	**9,000,730**	**5.48**	**3.72**	**0.92**	**0.84**	**0.66**	**0.20**	**3,493,122**	**3.66**	**2.51**	**0.62**	**0.53**	**0.44**	**0.15**
U.S. TOTAL (S.A.)	*NC*	*5.26*	*3.56*	*0.87*	*0.83*	*NC*	*0.22*	*NC*	*3.60*	*2.45*	*0.61*	*0.54*	*NC*	*0.16*

NATIONAL DELINQUENCY SURVEY
OF 1- TO 4-UNIT RESIDENTIAL MORTGAGE LOANS

STATE, AREA AND CENSUS REGION	VA LOANS							ALL FHA LOANS						
	NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE		NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE	
		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER
CONNECTICUT	11,500	4.09	2.60	0.65	0.84	0.35	0.15	10,395	5.12	3.51	0.98	0.63	0.30	0.09
MAINE	3,942	5.38	4.24	0.63	0.51	0.56	0.15	1,874	8.38	6.30	1.28	0.80	0.53	0.05
MASSACHUSETTS	14,286	5.28	3.74	0.88	0.66	0.31	0.10	15,407	6.51	4.80	0.94	0.77	0.38	0.08
NEW HAMPSHIRE	3,824	7.48	5.44	1.33	0.71	0.26	0.18	2,017	4.22	2.88	0.89	0.45	0.15	0.10
RHODE ISLAND	316	9.18	6.01	0.95	2.22	0.32	0.32	686	4.37	3.06	0.87	0.44	0.00	0.00
VERMONT	670	5.51	3.43	1.04	1.04	0.15	0.15	264	5.68	2.65	1.14	1.89	1.14	0.00
NEW ENGLAND	**34,538**	**5.18**	**3.62**	**0.83**	**0.73**	**0.34**	**0.13**	**30,643**	**5.94**	**4.27**	**0.97**	**0.70**	**0.35**	**0.08**
NEW JERSEY	47,237	7.74	4.95	1.34	1.45	1.65	0.40	59,531	9.01	5.62	1.75	1.64	1.80	0.42
NEW YORK	49,711	7.70	5.74	1.30	0.66	0.50	0.11	69,000	9.83	7.30	1.49	1.04	0.69	0.12
PENNSYLVANIA	51,969	9.07	5.62	1.64	1.81	1.30	0.53	78,709	9.01	6.15	1.50	1.36	1.01	0.36
MID ATLANTIC	**148,917**	**8.19**	**5.45**	**1.43**	**1.31**	**1.15**	**0.35**	**207,240**	**9.29**	**6.38**	**1.57**	**1.34**	**1.13**	**0.30**
ILLINOIS	62,766	10.30	5.91	1.64	2.75	1.82	0.45	95,532	11.60	7.21	1.87	2.52	1.84	0.35
INDIANA	56,338	7.64	5.14	1.33	1.17	1.41	0.39	70,982	7.95	5.63	1.17	1.15	1.46	0.36
MICHIGAN	58,209	7.66	4.93	1.34	1.39	0.81	0.33	147,166	10.57	6.82	1.79	1.96	1.36	0.40
OHIO	82,802	8.68	5.52	1.47	1.69	1.75	0.25	81,140	8.66	5.75	1.36	1.55	1.62	0.25
WISCONSIN	15,952	7.05	3.92	1.24	1.89	1.15	0.41	25,331	7.86	4.42	1.38	2.06	2.12	0.38
E.N. CENTRAL	**276,157**	**8.52**	**5.31**	**1.44**	**1.77**	**1.46**	**0.35**	**420,150**	**9.83**	**6.36**	**1.60**	**1.87**	**1.58**	**0.35**
IOWA	14,575	6.68	3.45	0.92	2.31	1.93	0.22	16,679	5.94	3.50	0.88	1.56	1.28	0.10
KANSAS	19,234	5.76	3.73	1.05	0.98	0.73	0.23	15,053	5.45	3.57	1.06	0.82	0.86	0.17
MINNESOTA	50,083	4.99	3.18	0.82	0.99	0.51	0.06	67,918	4.36	3.09	0.81	0.96	0.62	0.06
MISSOURI	31,619	5.05	3.51	0.90	0.64	0.41	0.15	52,554	6.19	4.36	1.08	0.75	0.50	0.22
NEBRASKA	8,017	4.63	3.04	0.85	0.74	0.75	0.20	10,063	6.42	4.42	1.11	0.89	0.70	0.22
NORTH DAKOTA	748	3.61	2.81	0.27	0.53	0.80	0.00	2,019	5.89	3.07	0.64	2.18	1.63	0.50
SOUTH DAKOTA	3,152	2.76	1.84	0.44	0.48	0.35	0.13	5,966	3.10	1.86	0.35	0.89	0.85	0.10
W.N. CENTRAL	**127,428**	**5.23**	**3.33**	**0.88**	**1.02**	**0.89**	**0.14**	**170,252**	**5.47**	**3.60**	**0.92**	**0.95**	**0.69**	**0.14**
DELAWARE	5,681	4.86	3.22	0.92	0.72	0.48	0.26	9,310	6.07	4.65	0.79	0.63	0.28	0.19
D.C.	3,563	9.11	6.06	1.82	1.23	1.60	0.22	4,066	10.26	7.18	1.92	1.15	1.97	0.22
FLORIDA	121,355	5.70	3.87	0.92	0.91	0.52	0.19	188,826	6.78	4.77	1.09	0.92	0.57	0.20
GEORGIA	82,136	6.15	4.31	1.10	0.74	0.38	0.25	80,706	7.16	5.09	1.20	0.87	0.59	0.33
MARYLAND	50,466	5.16	3.71	0.89	0.56	0.49	0.11	41,422	6.58	4.69	1.09	0.80	0.76	0.17
N.C.	79,435	4.79	3.64	0.70	0.45	0.26	0.13	62,106	5.64	4.17	0.87	0.60	0.33	0.17
S.C.	38,893	6.13	4.47	0.97	0.69	0.57	0.29	48,868	8.40	5.92	1.41	1.07	0.70	0.36
VIRGINIA	115,955	3.92	2.95	0.60	0.37	0.21	0.07	68,507	5.10	3.92	0.70	0.48	0.30	0.09
W. VIRGINIA	2,954	6.37	4.10	1.25	1.02	0.34	0.03	2,652	5.47	3.88	1.02	0.57	0.26	0.11
S. ATLANTIC	**500,438**	**5.21**	**3.73**	**0.85**	**0.63**	**0.39**	**0.16**	**506,463**	**6.62**	**4.75**	**1.06**	**0.81**	**0.54**	**0.22**
ALABAMA	47,040	5.90	4.06	0.99	0.85	0.46	0.14	56,335	7.88	5.32	1.37	1.19	0.74	0.30
KENTUCKY	17,094	4.78	3.29	0.75	0.74	0.74	0.07	30,767	6.05	4.11	0.98	0.96	0.85	0.11
MISSISSIPPI	19,688	5.74	3.84	0.96	0.94	0.21	0.11	27,300	7.95	5.30	1.32	1.33	0.53	0.27
TENNESSEE	40,192	6.92	4.78	1.10	1.04	0.37	0.18	69,343	8.30	5.47	1.40	1.43	0.66	0.35
E.S. CENTRAL	**124,014**	**6.05**	**4.15**	**0.99**	**0.91**	**0.43**	**0.14**	**183,745**	**7.75**	**5.17**	**1.31**	**1.27**	**0.69**	**0.28**
ARKANSAS	10,997	5.83	3.88	0.96	0.99	0.43	0.17	12,415	5.98	4.37	0.77	0.84	0.41	0.18
LOUISIANA	48,306	4.19	3.12	0.62	0.45	0.27	0.16	55,748	6.33	4.63	1.02	0.68	0.25	0.17
OKLAHOMA	45,675	5.05	3.53	0.82	0.70	0.57	0.21	73,980	5.43	4.01	0.81	0.61	0.43	0.21
TEXAS	225,570	5.72	3.74	1.04	0.94	0.35	0.20	262,567	5.74	3.96	0.97	0.81	0.25	0.15
W.S. CENTRAL	**330,548**	**5.41**	**3.63**	**0.94**	**0.84**	**0.37**	**0.19**	**404,710**	**5.77**	**4.07**	**0.94**	**0.76**	**0.24**	**0.17**
ARIZONA	76,261	5.38	3.66	0.98	0.74	0.67	0.21	149,505	5.92	4.16	0.97	0.79	0.64	0.23
COLORADO	88,555	5.45	3.52	0.91	1.02	0.60	0.15	80,077	5.43	3.60	0.85	0.98	0.69	0.17
IDAHO	13,625	6.02	3.93	1.01	1.08	0.93	0.34	17,421	6.31	3.97	1.26	1.08	0.95	0.33
MONTANA	5,970	4.83	3.15	0.89	0.79	0.80	0.20	8,014	5.54	3.33	0.86	1.35	1.16	0.30
NEVADA	21,185	6.78	4.50	1.18	1.10	1.30	0.45	40,629	8.64	5.48	1.39	1.77	1.43	0.38
NEW MEXICO	11,567	3.68	2.65	0.61	0.42	0.14	0.03	21,152	4.08	2.91	0.68	0.49	0.14	0.09
UTAH	18,273	6.87	4.42	1.32	1.13	0.98	0.18	37,693	7.60	5.00	1.34	1.26	1.05	0.34
WYOMING	4,327	9.52	5.96	2.29	1.27	1.62	0.81	4,810	7.21	3.53	1.77	1.91	1.23	0.98
MOUNTAIN	**239,763**	**5.67**	**3.74**	**1.01**	**0.92**	**0.73**	**0.22**	**359,301**	**6.21**	**4.16**	**1.04**	**1.01**	**0.79**	**0.25**
ALASKA	3,084	3.60	2.24	0.84	0.52	0.29	0.10	3,425	2.86	2.48	0.29	0.09	0.03	0.00
CALIFORNIA	307,031	5.81	3.83	1.00	0.98	1.08	0.22	409,124	7.09	4.66	1.26	1.17	1.09	0.22
HAWAII	11,738	4.11	2.77	0.62	0.72	0.80	0.15	15,459	4.59	3.18	0.83	0.58	0.63	0.05
OREGON	9,193	5.60	3.81	0.90	0.89	1.54	0.22	27,746	5.28	3.67	0.84	0.77	1.23	0.27
WASHINGTON	54,855	6.04	3.82	1.06	1.16	1.48	0.34	109,933	5.14	3.44	0.86	0.84	0.82	0.16
PACIFIC	**385,901**	**5.76**	**3.78**	**0.99**	**0.99**	**1.13**	**0.24**	**585,687**	**6.53**	**4.32**	**1.14**	**1.07**	**1.03**	**0.20**
PUERTO RICO	23,091	9.85	6.44	1.91	1.50	1.68	0.72	83,688	7.90	5.59	1.36	0.93	0.84	0.49
NORTHEAST	**183,455**	**7.62**	**5.10**	**1.32**	**1.20**	**1.00**	**0.31**	**237,883**	**8.86**	**6.11**	**1.49**	**1.26**	**1.03**	**0.27**
NORTH CENTRAL	**403,585**	**7.49**	**4.69**	**1.26**	**1.54**	**1.22**	**0.28**	**590,402**	**8.57**	**5.56**	**1.40**	**1.31**	**1.33**	**0.29**
SOUTH	**955,000**	**5.39**	**3.75**	**0.90**	**0.74**	**0.39**	**0.17**	**1,094,918**	**6.50**	**4.57**	**1.06**	**0.87**	**0.47**	**0.21**
WEST	**625,664**	**5.73**	**3.76**	**1.00**	**0.97**	**0.98**	**0.23**	**924,986**	**6.41**	**4.26**	**1.10**	**1.05**	**0.93**	**0.22**
U.S. TOTAL	**2,361,261**	**6.04**	**4.04**	**1.03**	**0.97**	**0.75**	**0.22**	**3,148,347**	**7.08**	**4.82**	**1.18**	**1.08**	**0.83**	**0.24**
U.S. TOTAL (S.A.)	*NC*	*5.78*	*3.84*	*0.98*	*0.96*	*NC*	*0.25*	*NC*	*6.83*	*4.65*	*1.12*	*1.06*	*NC*	*0.26*

DATA ON 1- TO 4-UNIT RESIDENTIAL MORTGAGE LOANS AS OF SEPTEMBER 30, 1983 AND FOR 3rd QUARTER, 1983

STATE, AREA AND CENSUS REGION	F.H.A. 235 and 237 LOANS							F.H.A. 245 LOANS						
	NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE		NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE	
		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER
CONNECTICUT	227	15.41	10.13	3.08	2.20	0.88	0.44	293	6.49	4.44	0.34	1.71	0.68	0.00
MAINE	337	10.08	6.23	2.37	1.48	0.59	0.00	2	0.00	0.00	0.00	0.00	0.00	0.00
MASSACHUSETTS	2,017	9.26	6.74	1.78	0.74	0.15	0.10	271	11.44	8.12	2.58	0.74	0.74	0.37
NEW HAMPSHIRE	65	7.70	4.62	1.54	1.54	0.00	0.00	80	3.75	1.25	2.50	0.00	1.25	0.00
RHODE ISLAND	97	3.09	3.09	0.00	0.00	0.00	0.00	10	10.00	10.00	0.00	0.00	0.00	0.00
VERMONT	0	0.00	0.00	0.00	0.00	0.00	0.00	25	4.00	4.00	0.00	0.00	0.00	0.00
NEW ENGLAND	**2,743**	**9.63**	**6.78**	**1.90**	**0.95**	**0.26**	**0.11**	**681**	**8.08**	**5.58**	**1.47**	**1.03**	**0.73**	**0.15**
NEW JERSEY	847	19.12	12.16	2.24	4.72	2.24	0.00	2,084	7.83	4.37	1.54	1.92	2.26	0.10
NEW YORK	494	13.56	8.70	3.24	1.62	0.61	0.00	135	15.55	13.33	2.22	0.00	0.00	0.00
PENNSYLVANIA	1,556	21.14	13.37	3.21	4.56	0.71	0.00	1,038	7.80	4.43	1.64	1.73	2.60	0.19
MID ATLANTIC	**2,897**	**19.26**	**12.22**	**2.93**	**4.11**	**1.14**	**0.00**	**3,257**	**8.14**	**4.76**	**1.60**	**1.78**	**2.27**	**0.12**
ILLINOIS	4,169	17.22	10.65	2.90	3.67	1.39	0.31	7,917	9.46	5.34	1.25	2.87	1.83	0.42
INDIANA	1,820	10.16	6.21	1.81	2.14	0.82	0.33	1,057	5.58	3.12	0.76	1.70	0.57	0.47
MICHIGAN	4,508	14.62	9.85	2.64	2.13	1.51	0.31	1,004	6.07	4.18	0.40	1.49	2.09	0.70
OHIO	3,567	10.94	7.60	1.74	1.60	1.65	0.25	1,454	6.39	3.71	0.69	1.99	1.51	0.14
WISCONSIN	1,874	10.34	6.56	1.65	2.13	2.40	0.53	2,034	5.60	2.85	0.69	2.06	1.33	0.15
E.N. CENTRAL	**15,938**	**13.47**	**8.75**	**2.30**	**2.42**	**1.54**	**0.33**	**13,466**	**7.99**	**4.53**	**1.00**	**2.46**	**1.64**	**0.37**
IOWA	1,079	12.23	7.60	2.59	2.04	0.28	0.19	1,862	7.57	3.81	0.86	2.90	0.64	0.16
KANSAS	485	11.14	6.19	2.89	2.06	0.41	0.00	1,548	4.72	3.23	0.78	0.71	0.84	0.00
MINNESOTA	1,703	6.93	5.17	0.88	0.88	0.23	0.00	5,116	4.95	3.03	0.84	1.08	0.90	0.06
MISSOURI	1,374	11.64	7.64	2.47	1.53	0.44	0.58	1,717	5.25	4.02	0.82	0.41	0.47	0.00
NEBRASKA	665	10.23	6.17	1.95	2.11	0.45	0.30	475	7.78	5.05	1.05	1.68	0.42	0.00
NORTH DAKOTA	208	7.21	6.25	0.48	0.48	0.00	0.00	28	3.57	0.00	0.00	3.57	0.00	0.00
SOUTH DAKOTA	483	2.90	2.28	0.21	0.41	0.21	0.00	765	2.48	1.44	0.26	0.78	0.00	0.00
W.N. CENTRAL	**5,997**	**9.36**	**6.17**	**1.77**	**1.42**	**0.32**	**0.20**	**11,511**	**5.33**	**3.30**	**0.80**	**1.23**	**0.70**	**0.05**
DELAWARE	97	19.58	15.46	1.03	3.09	1.03	0.00	25	4.00	4.00	0.00	0.00	0.00	0.00
D.C.	113	15.92	12.39	2.65	0.88	0.00	0.00	123	15.45	10.57	2.44	2.44	5.69	0.81
FLORIDA	12,236	11.80	8.03	1.93	1.84	0.57	0.29	11,491	8.51	5.82	1.44	1.25	0.94	0.18
GEORGIA	4,999	12.54	8.62	2.32	1.60	0.74	0.54	13,614	6.28	4.54	1.04	0.70	0.39	0.10
MARYLAND	122	14.76	9.84	4.10	0.82	0.00	0.00	4,200	6.93	4.69	1.24	1.00	0.86	0.10
N.C.	3,655	10.94	7.77	1.83	1.34	0.77	0.19	3,466	4.30	3.43	0.52	0.35	0.29	0.03
S.C.	3,158	15.51	11.27	2.66	1.58	1.36	0.38	1,599	4.82	3.25	0.94	0.63	0.81	0.19
VIRGINIA	1,902	11.35	9.15	1.52	0.68	0.68	0.00	6,194	4.26	3.29	0.60	0.37	0.45	0.02
W. VIRGINIA	118	11.02	9.32	0.85	0.85	0.00	0.00	2	0.00	0.00	0.00	0.00	0.00	0.00
S. ATLANTIC	**26,400**	**12.29**	**8.64**	**2.05**	**1.60**	**0.73**	**0.31**	**40,714**	**6.47**	**4.60**	**1.06**	**0.81**	**0.63**	**0.11**
ALABAMA	5,604	13.01	7.76	2.23	3.02	1.75	0.23	2,640	10.87	7.08	1.82	1.97	1.59	0.42
KENTUCKY	3,462	9.24	6.64	1.21	1.39	0.64	0.03	149	12.08	6.04	2.68	3.36	2.68	0.00
MISSISSIPPI	2,665	12.35	7.77	2.59	1.99	0.79	0.23	543	10.14	5.16	2.03	2.95	2.39	0.00
TENNESSEE	5,406	13.32	8.40	2.87	2.05	0.87	0.24	3,131	7.32	5.05	1.25	1.02	1.18	0.29
E.S. CENTRAL	**17,137**	**12.24**	**7.74**	**2.28**	**2.22**	**1.10**	**0.19**	**6,463**	**9.11**	**5.91**	**1.58**	**1.62**	**1.49**	**0.31**
ARKANSAS	502	6.18	4.98	0.80	0.40	0.00	0.00	51	1.96	0.00	0.00	1.96	0.00	0.00
LOUISIANA	6,548	9.56	6.90	1.74	0.92	0.41	0.15	1,335	3.97	3.22	0.60	0.15	0.45	0.07
OKLAHOMA	2,789	10.36	7.49	1.72	1.15	0.36	0.14	3,218	5.48	3.67	1.03	0.78	0.90	0.19
TEXAS	10,248	11.64	8.41	1.90	1.33	0.18	0.14	15,390	4.98	3.10	1.00	0.88	0.37	0.08
W.S. CENTRAL	**20,087**	**10.66**	**7.71**	**1.80**	**1.15**	**0.27**	**0.14**	**19,994**	**4.99**	**3.19**	**0.98**	**0.82**	**0.46**	**0.10**
ARIZONA	4,215	12.50	8.85	2.18	1.47	0.38	0.12	10,476	7.32	4.87	1.19	1.26	1.03	0.33
COLORADO	1,905	9.28	6.61	1.31	1.36	0.79	0.05	14,310	6.35	4.23	0.92	1.20	0.70	0.13
IDAHO	1,242	14.89	8.45	4.11	2.33	0.32	0.24	2,489	5.90	3.86	1.12	0.92	0.64	0.08
MONTANA	331	8.15	4.83	1.51	1.81	2.42	0.30	578	7.44	4.15	0.87	2.42	1.73	0.35
NEVADA	1,674	19.35	10.81	3.58	4.96	1.25	0.30	2,219	9.60	6.49	1.53	1.58	1.98	0.27
NEW MEXICO	1,175	10.64	6.89	2.30	1.45	0.34	0.34	835	3.12	2.40	0.24	0.48	0.12	0.12
UTAH	4,129	8.86	5.74	1.79	1.33	0.65	0.31	7,555	9.24	6.02	1.58	1.64	1.02	0.32
WYOMING	100	14.00	8.00	2.00	4.00	3.00	0.00	252	6.75	3.97	1.59	1.19	1.59	0.00
MOUNTAIN	**14,771**	**11.81**	**7.63**	**2.27**	**1.91**	**0.66**	**0.22**	**38,714**	**7.28**	**4.81**	**1.16**	**1.31**	**0.93**	**0.23**
ALASKA	6	0.00	0.00	0.00	0.00	0.00	0.00	77	3.90	3.90	0.00	0.00	0.00	0.00
CALIFORNIA	9,417	16.76	9.91	3.82	3.03	0.95	0.16	39,447	8.33	5.50	1.37	1.46	1.58	0.19
HAWAII	1,105	14.30	9.95	3.08	1.27	0.72	0.18	901	5.88	4.11	0.22	1.55	2.00	0.00
OREGON	661	8.93	6.20	1.97	0.76	0.30	0.00	1,956	6.59	3.94	1.12	1.53	1.74	0.20
WASHINGTON	3,033	13.79	8.51	2.44	2.84	0.69	0.03	10,247	7.29	4.17	1.20	1.92	1.40	0.12
PACIFIC	**14,222**	**15.56**	**9.44**	**3.38**	**2.74**	**0.84**	**0.13**	**52,628**	**8.01**	**5.15**	**1.31**	**1.55**	**1.56**	**0.17**
PUERTO RICO	5,432	14.84	11.10	2.23	1.51	1.09	0.96	0	0.00	0.00	0.00	0.00	0.00	0.00
NORTHEAST	**5,840**	**14.57**	**9.57**	**2.43**	**2.57**	**0.71**	**0.05**	**3,938**	**8.12**	**4.90**	**1.57**	**1.65**	**2.01**	**0.13**
NORTH CENTRAL	**21,935**	**12.34**	**8.05**	**2.15**	**2.14**	**1.20**	**0.29**	**24,977**	**6.76**	**3.96**	**0.91**	**1.89**	**1.21**	**0.22**
SOUTH	**63,624**	**11.78**	**8.10**	**2.03**	**1.63**	**0.68**	**0.22**	**67,171**	**6.28**	**4.31**	**1.08**	**0.89**	**0.86**	**0.13**
WEST	**28,993**	**13.66**	**8.52**	**2.82**	**2.32**	**0.75**	**0.17**	**91,342**	**7.70**	**5.01**	**1.24**	**1.45**	**1.29**	**0.19**
U.S. TOTAL	**133,885**	**12.45**	**8.36**	**2.23**	**1.86**	**0.78**	**0.24**	**192,895**	**7.04**	**4.59**	**1.15**	**1.30**	**1.05**	**0.17**
U.S. TOTAL (S.A.)	*NC*	*11.90*	*8.11*	*2.08*	*1.71*	*NC*	*0.27*	*NC*	*NC*	*NC*	*NC*	*NC*	*NC*	*NC*

MORTGAGE BANKERS ASSOCIATION OF AMERICA

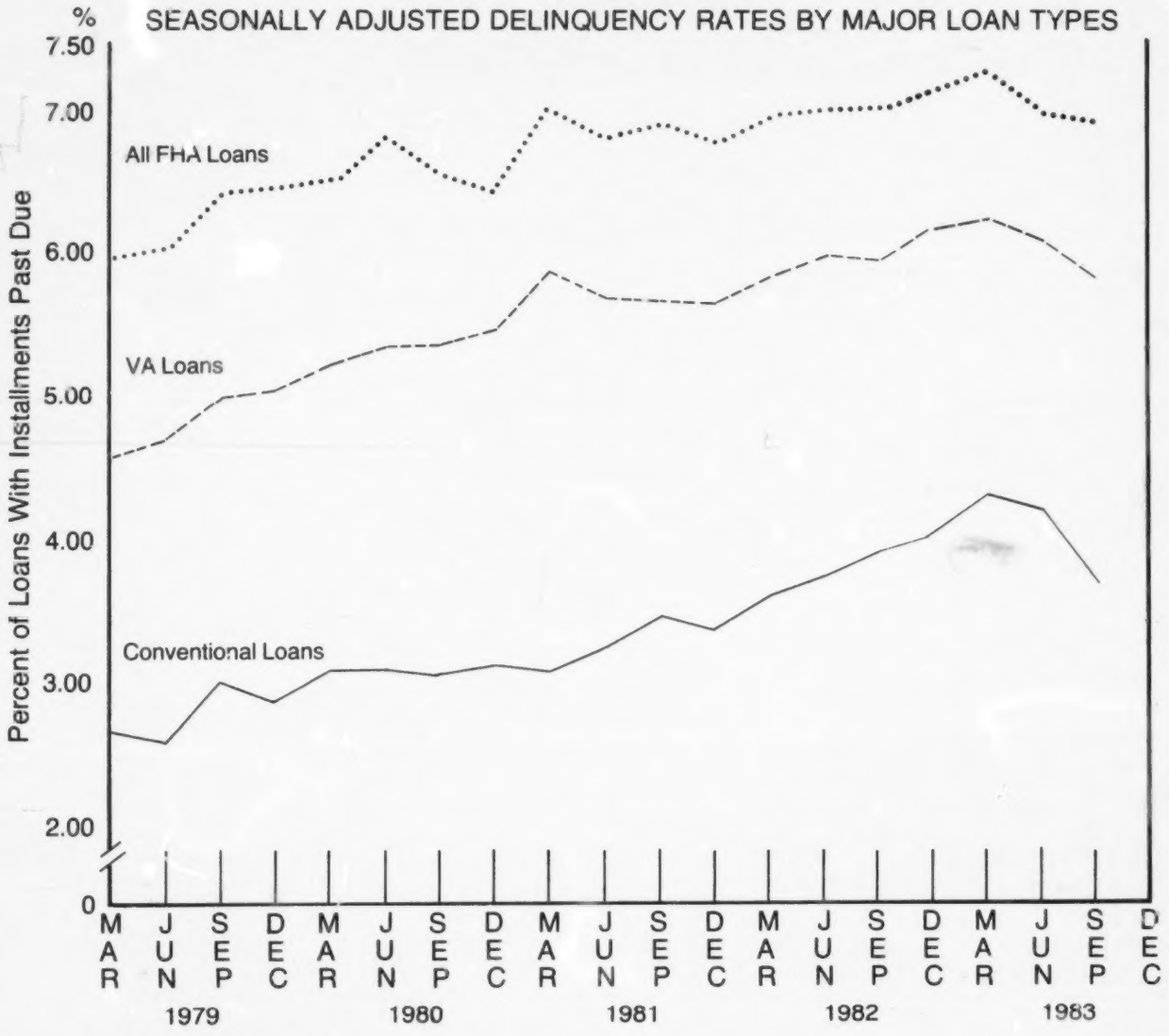
NATIONAL DELINQUENCY SURVEY OF 1- TO 4-UNIT RESIDENTIAL MORTGAGE LOANS
SEPTEMBER 30, 1983

CENSUS REGION	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE														PERCENT OF LOANS FORECLOSURES STARTED DURING QUARTER		
	TOTAL PAST DUE			30 DAYS			60 DAYS			90 DAYS OR MORE			90 DAYS OR MORE (S.A.)				
		CHANGE FROM			CHANGE FROM			CHANGE FROM			CHANGE FROM			CHANGE FROM		CHANGE FROM	
	CURR. QTR.	YR. AGO	QTR. AGO	CURR. QTR.	YR. AGO	QTR. AGO	CURR. QTR.	YR. AGO	QTR. AGO	CURR. QTR.	YR. AGO	QTR. AGO	CURR. QTR.	QTR. AGO	CURR. QTR.	YR. AGO	QTR. AGO
CONVENTIONAL LOANS																	
Northeast	4.19	(0.49)	0.03	3.04	(0.32)	0.03	0.71	(0.90)	0.05	0.44	(0.08)	(0.04)	0.44	(0.07)	0.07	(0.01)	(0.01)
North Central	3.66	(0.19)	0.34	2.44	(0.05)	0.17	0.61	(0.07)	0.06	0.61	(0.06)	0.11	0.61	(0.08)	0.15	(0.01)	0.00
South	2.77	0.13	(0.20)	1.95	(0.01)	(0.12)	0.39	(0.02)	(0.07)	0.43	0.17	0.00	0.44	(0.07)	0.17	0.09	0.00
West	3.87	0.04	(0.11)	2.51	(0.09)	(0.10)	0.72	0.01	0.04	0.64	0.11	(0.05)	0.65	(0.10)	0.17	0.02	(0.01)
U.S. TOTAL	**3.66**	**(0.20)**	**(0.04)**	**2.51**	**(0.17)**	**(0.05)**	**0.62**	**(0.05)**	**0.01**	**0.53**	**0.02**	**0.00)**	—	—	**0.15**	**0.02**	**0.00**
U.S. Total (s.a.)	*3.60*	—	*(0.31)*	*2.45*	—	*(0.22)*	*0.61*	—	*(0.05)*	*0.54*	—	*(0.04)*	*0.54*	*(0.04)*	*0.16*	—	*0.00*
V.A. LOANS																	
Northeast	7.62	(0.01)	0.52	5.10	(0.11)	0.21	1.32	(0.07)	0.09	1.20	0.18	0.23	1.25	(0.18)	0.31	0.09	(0.15)
North Central	7.49	(0.36)	0.53	4.63	(0.32)	0.09	1.26	(0.12)	0.10	1.54	0.07	0.33	1.47	0.11	0.28	(0.05)	(0.04)
South	5.39	0.15	0.51	3.75	0.01	0.26	0.90	0.01	0.12	0.74	0.13	0.14	0.73	0.06	0.17	0.01	(0.01)
West	5.73	(0.18)	0.17	3.76	(0.16)	0.07	1.00	(0.06)	0.03	0.97	0.03	0.06	0.95	(0.11)	0.23	0.01	(0.01)
U.S. TOTAL	**6.04**	**(0.09)**	**0.41**	**4.04**	**(0.12)**	**0.16**	**1.03**	**(0.05)**	**0.08**	**0.97**	**0.07**	**0.15**	—	—	**0.22**	**0.00**	**(0.03)**
U.S. Total (s.a.)	*5.78*	—	*(0.30)*	*3.84*	—	*(0.27)*	*0.98*	—	*(0.06)*	*0.96*	—	*0.03*	*0.96*	*0.03*	*0.25*	—	*(0.01)*
ALL F.H.A. LOANS																	
Northeast	8.86	(0.32)	0.37	6.11	(0.30)	0.16	1.49	(0.14)	0.08	1.26	0.12	0.12	1.31	0.08	0.27	0.05	(0.37)
North Central	8.57	(0.66)	0.57	5.56	(0.54)	0.10	1.40	(0.20)	0.16	1.61	0.08	0.31	1.55	0.11	0.29	(0.10)	(0.04)
South	6.50	0.23	0.73	4.57	0.05	0.41	1.06	0.01	0.12	0.87	0.17	0.20	0.88	0.12	0.21	0.02	(0.01)
West	6.41	(0.18)	0.38	4.26	(0.24)	0.18	1.10	(0.05)	0.09	1.05	0.11	0.09	1.04	(0.06)	0.22	0.00	(0.01)
U.S. TOTAL	**7.08**	**(0.26)**	**0.53**	**4.82**	**(0.26)**	**0.25**	**1.18**	**(0.10)**	**0.11**	**1.08**	**0.08**	**0.17**	—	—	**0.24**	**(0.02)**	**(0.04)**
U.S. Total (s.a.)	*6.83*	—	*0.15*	*4.65*	—	*(0.18)*	*1.12*	—	*(0.06)*	*1.06*	—	*0.06*	*1.06*	*0.06*	*0.26*	—	*(0.03)*
F.H.A. LOANS (excluding 235 & 237)																	
Northeast	8.45	(1.06)	0.06	5.86	(0.58)	0.04	1.32	(0.42)	(0.08)	1.27	(0.05)	0.11	1.34	0.07	0.15	(0.11)	(0.55)
North Central	8.57	(0.68)	0.61	5.52	(0.52)	0.10	1.39	(0.21)	0.17	1.66	0.05	0.35	1.61	0.13	0.29	(0.10)	(0.03)
South	5.94	0.07	0.60	4.17	(0.08)	0.32	0.96	0.00	0.10	0.81	0.16	0.18	0.82	0.10	0.18	0.01	(0.01)
West	6.15	(0.20)	0.33	4.11	(0.24)	0.15	1.04	(0.05)	0.08	1.00	0.09	0.10	1.02	0.00	0.22	0.00	0.00
U.S. TOTAL	**6.71**	**(0.34)**	**0.43**	**4.56**	**(0.28)**	**0.17**	**1.10**	**(0.11)**	**0.09**	**1.05**	**0.07**	**0.17**	—	—	**0.22**	**(0.02)**	**(0.35)**
U.S. Total (s.a.)	*6.50*	—	*(0.18)*	*4.41*	—	*(0.21)*	*1.05*	—	*(0.06)*	*1.04*	—	*0.09*	*1.04*	*0.09*	*0.23*	—	*(0.04)*
F.H.A. LOANS (Section 235 and 237)																	
Northeast	14.57	2.54	3.17	9.57	1.38	1.94	2.43	0.15	0.52	2.57	1.01	0.70	2.61	0.69	0.05	(0.12)	(0.11)
North Central	12.34	(0.95)	0.71	8.05	(0.95)	0.19	2.15	(0.18)	0.09	2.14	0.18	0.42	2.05	0.33	0.29	(0.14)	0.13)
South	11.76	(0.35)	0.87	8.10	(0.29)	0.25	2.03	(0.16)	0.24	1.63	0.10	0.37	1.56	0.12	0.22	(0.22)	(0.19)
West	13.66	2.35	0.29	8.52	0.89	(0.25)	2.82	0.64	0.43	2.32	0.81	0.11	2.25	(0.36)	0.17	(0.20)	(0.28)
U.S. TOTAL	**12.45**	**0.23**	**0.86**	**8.36**	**0.01**	**0.34**	**2.23**	**(0.05)**	**0.21**	**1.86**	**0.27**	**0.30**	—	—	**0.24**	**(0.15)**	**(0.16)**
U.S. Total (s.a.)	*11.90*	—	*(0.35)*	*8.11*	—	*(0.25)*	*2.08*	—	*(0.12)*	*1.71*	—	*0.02*	*1.71*	*0.02*	*0.27*	—	*(0.12)*
F.H.A. 245 LOANS																	
Northeast	8.12	2.65	2.49	4.90	1.50	1.43	1.57	0.27	0.53	1.65	0.89	0.54	1.65	0.54	0.13	(0.01)	(0.31)
North Central	6.76	0.04	1.07	3.96	(0.13)	0.43	0.91	(0.18)	0.07	1.89	0.37	0.59	1.89	0.59	0.22	0.04	(0.04)
South	6.28	1.31	1.50	4.31	0.67	0.97	1.08	0.23	0.28	0.89	0.40	0.26	0.89	0.26	0.13	(0.64)	0.04
West	7.70	(0.27)	0.04	5.01	(0.22)	0.15	1.24	(0.21)	(0.06)	1.45	0.16	(0.03)	1.45	(0.03)	0.19	0.02	(0.06)
U.S. TOTAL	**7.04**	**0.17**	**0.67**	**4.59**	**0.04**	**0.46**	**1.15**	**(0.07)**	**0.07**	**1.30**	**0.20**	**0.13**	—	—	**0.17**	**(0.16)**	**(0.04)**
U.S. Total (s.a.)	*n.a.*	—	—	*n.a.*	—	—	*n.a.*	—	—	*n.a.*	—	—	*n.a.*	—	*n.a.*	—	—

*Seasonally adjusted series for 90 days or more and U.S. Totals, are not available.

MORTGAGE BANKERS ASSOCIATION OF AMERICA

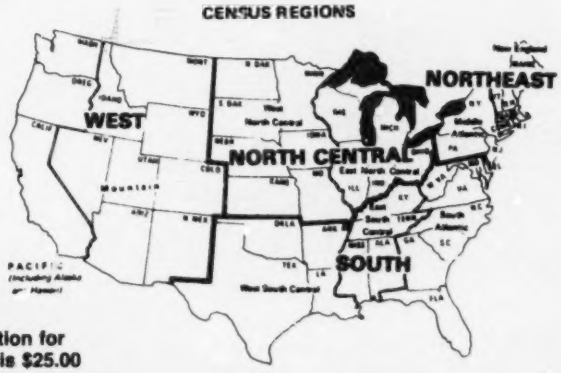
NATIONAL DELINQUENCY SURVEY OF 1-4 UNIT RESIDENTIAL MORTGAGE LOANS
SEPTEMBER 30, 1983



SURVEY INFORMATION AND NOTES

1. This survey includes over 9 million mortgage loans on 1- to 4-unit residential properties totaling an estimated $273.7 billion of debt. These loans are serviced by more than 500 reporters, including mortgage bankers, commercial banks, savings banks, savings and loan associations, and life insurance companies.
2. A loan is considered 30 days delinquent if the September 1 installment has not been paid as of September 30. A loan is 60 days delinquent if the August 1 installment is unpaid as of September 30, etc.
3. "Foreclosure started during quarter" includes loans placed in the process of foreclosure during second quarter, deeds in lieu of foreclosure, and loans assigned to FHA, VA, other insurers or investors. "Foreclosure inventory end of quarter" includes all loans in process of foreclosure on September 30. Both foreclosure categories are excluded from "total installments past due."
4. Not all reporters provide data on FHA loans by section, thus, the sum of the two types of FHA loan breakdowns will not necessarily equal the number of all FHA loans reported.
5. National totals include Puerto Rico loans and loans of firms not providing state-by-state data.
6. s.a.—seasonally adjusted data
7. nc—not calculated
8. Series does not exhibit stable seasonal patterns.

CENSUS REGIONS



Annual subscription for nonmember firms is $25.00

BEST AVAILABLE COPY

3/27/84
A 6450-1

National Delinquency Survey

Prepared by the MBA Economics Department
March 16, 1984

Mortgage Bankers Association of America

1125 FIFTEENTH STREET, N.W. • WASHINGTON, D.C. 20005

DATA FOR DECEMBER 31, 1983
AND FOR 4th QUARTER 1983

The national delinquency rate for mortgage loans on one- to four-unit residential property at the end of the fourth quarter of 1983 stood at 5.66 percent, compared with a rate of 5.70 percent at the end of the fourth quarter of 1982, and 5.26 percent at the end of the third quarter of 1983. The 8 percent increase in the single family mortgage delinquency rate from the third to the fourth quarter is the first increase in the delinquency rate since the first quarter of 1983, when a record high level of mortgage delinquencies was recorded. The mortgage delinquency rate for conventional loans registered the smallest increase, moving up 0.18 percentage points to 3.78 percent. The FHA-insured mortgage loan delinquency rate increased to 7.18 percent, a 0.35 percentage point jump. The VA-guaranteed loan delinquency rate rose 0.48 percentage points to 6.26 percent.

When these overall delinquency rates are broken down to their component parts—30 days past due, 60 days past due and 90 days or more past due—80 percent of the rise in delinquencies is attributable to an increased number of loans in the 30 days late category at the end of the fourth quarter. Increases in this category ranged from 0.41 percentage points for VA-guaranteed loans to 0.14 percentage points for conventional loans, over the end of the previous quarter. The more serious categories of delinquency, those loans 60 or more days past due, registered only slight increases of from 0.04 to 0.08 percentage points.

TEXT NUMBERS ARE SEASONALLY ADJUSTED UNLESS OTHERWISE NOTED.

The foreclosure situation continued to improve in the fourth quarter, continuing a trend that began in the third quarter. The rate of foreclosures started during the fourth quarter decreased slightly to 0.21 percent for the All Loans classification. Foreclosures started declined for VA-guaranteed and FHA-insured loans, while this rate increased only slightly for conventional loans. The percentage of all mortgage loans in the process of foreclosure moved up from 0.66 to 0.67 percent of all loans serviced, representing only about 10 percent of loans with delinquency problems.

On a regional basis, the movement of delinquency rates in the fourth quarter of 1983 was mixed compared with the rates of one year ago. The regional rates are not seasonally adjusted. The largest percentage increase in mortgage delinquencies occured in the South, where rates jumped 0.26 percentage points from a year earlier to 5.80 percent. The North Central region rate also moved up 0.26 percentage points from a year ago, to 7.42 percent. The delinquency rate for the Western region of the country dropped 0.39 percentage points, from 6.16 percent at the end of the fourth quarter of 1982 to 5.77 percent at the end of 1983. The rate for the Northeast region decreased 0.30 percentage points to 6.49 percent over the same period.

The fourth quarter increase in delinquency rates reported in this survey seems out of step with the recent trend of improvement in the mortgage markets and in the economy at large. Although the economy is in an expansionary phase now, there are areas of the country, most notably the North Central region, where the unemployment rate is still far above the 1983 fourth quarter national average of 8.4 percent. Michigan, for example, had an unemployment rate of 11.6 percent in December of 1983. Late mortgage payments also resulted in part from the sizable increase in consumer installment debt in December, the largest monthly increase on record. Most of the increase in the fourth quarter delinquency rate occured in the one-payment past due category, and it is likely that the jump in delinquency rates is a temporary aberration.

The real estate markets gained strength during 1983 as the long awaited economic recovery progressed. By the end of the fourth quarter, the unemployment rate fell by one-quarter from its previous peak, helping the mortgage delinquency rate to improve during the second and third quarters. Although the delinquency rate increased during the fourth quarter, the strength of the economic recovery suggests that the mortgage markets will continue to improve in early 1984. The recent rise in mortgage delinquencies does illustrate, however, the fragility of the current economy in such a high interest rate environment. Continued improvement, both in the real estate markets and in the economy as a whole, requires that Congress and the Administration act promptly to reduce the federal budget deficit so that interest rates can decline and the economic recovery can continue through 1984 and beyond.

DELINQUENCY RATES OF 1- TO 4-UNIT RESIDENTIAL MORTGAGE LOANS
Seasonally Adjusted

END OF QTR	ALL LOANS					CONVENTIONAL LOANS					VA LOANS					ALL FHA LOANS				
	PERCENT OF LOANS																			
	Total Past Due	Installments Past Due			Fcls started	Total Past Due	Installments Past Due			Fcls * started	Total Past Due	Installments Past Due			Fcls started	Total Past Due	Installments Past Due			Fcls started
		30 Days	60 Days	90 Days or more			30 Days	60 Days	90 Days or more			30 Days	60 Days	90 Days or more			30 Days	60 Days	90 Days or more	
1981																				
1st	5.28	3.77	0.86	0.65	0.16	3.07	2.27	0.48	0.32	0.09	5.81	4.09	0.96	0.76	0.18	7.02	5.01	1.13	0.88	0.20
2nd	5.26	3.72	0.89	0.65	0.17	3.24	2.35	0.55	0.34	0.11	5.67	3.95	0.96	0.76	0.19	6.77	4.80	1.16	0.81	0.22
3rd	5.26	3.73	0.89	0.64	0.15	3.43	2.50	0.58	0.35	0.11	5.61	3.90	0.97	0.74	0.17	6.82	4.83	1.14	0.85	0.20
4th	5.18	3.67	0.87	0.64	0.16	3.31	2.39	0.57	0.35	0.11	5.60	3.89	0.97	0.74	0.16	6.61	4.69	1.09	0.83	0.21
1982																				
1st	5.35	3.75	0.90	0.70	0.20	3.52	2.52	0.58	0.42	0.13	5.77	4.00	0.98	0.79	0.22	6.92	4.84	1.14	0.94	0.25
2nd	5.56	3.83	0.97	0.76	0.20	3.68	2.55	0.65	0.48	0.13	5.99	4.08	1.05	0.86	0.22	7.07	4.89	1.24	0.94	0.25
3rd	5.48	3.78	0.94	0.78	0.22	3.79	2.61	0.66	0.52	0.14	5.86	3.95	1.02	0.89	0.25	7.07	4.89	1.20	0.98	0.29
4th	5.70	3.91	0.96	0.83	0.22	3.81	2.63	0.65	0.53	0.14	6.18	4.19	1.07	0.92	0.23	7.14	4.90	1.17	1.07	0.29
1983																				
1st	5.84	4.01	0.99	0.84	0.20	4.07	2.80	0.72	0.65	0.13	6.24	4.31	1.04	0.89	0.23	7.27	5.03	1.20	1.04	0.25
2nd	5.63	3.85	0.95	0.83	0.23	3.91	2.67	0.66	0.58	0.16	6.08	4.11	1.04	0.93	0.27	7.01	4.83	1.18	1.00	0.29
3rd	5.26	3.56	0.87	0.83	0.22	3.60	2.45	0.61	0.54	0.16	5.78	3.84	0.98	0.96	0.25	6.83	4.65	1.12	1.06	0.26
4th	5.66	3.88	0.92	0.86	0.21	3.78	2.59	0.64	0.55	0.17	6.26	4.25	1.04	0.97	0.23	7.18	4.93	1.15	1.10	0.24

MORTGAGE BANKERS ASSOCIATION OF AMERICA

STATE, AREA AND CENSUS REGION	ALL LOANS							CONVENTIONAL LOANS						
	NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE		NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE	
		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER
CONNECTICUT	92,289	4.90	3.10	0.91	0.89	0.32	0.15	72,772	4.59	2.80	0.93	0.86	0.29	0.15
MAINE	26,207	5.11	3.72	0.95	0.44	0.34	0.10	20,532	4.53	3.27	0.85	0.41	0.27	0.08
MASSACHUSETTS	39,204	3.29	2.02	0.68	0.59	0.26	0.08	26,581	1.76	0.97	0.46	0.33	0.08	0.03
NEW HAMPSHIRE	12,192	5.93	4.50	0.97	0.46	0.19	0.18	6,223	4.61	3.54	0.72	0.35	0.16	0.19
RHODE ISLAND	7,860	3.34	2.34	0.57	0.43	0.19	0.13	6,420	2.60	1.74	0.50	0.36	0.19	0.12
VERMONT	1,032	6.49	4.07	0.97	1.45	0.29	0.10	105	4.76	0.00	2.86	1.90	0.00	0.00
NEW ENGLAND	**178,784**	**4.59**	**3.02**	**0.86**	**0.71**	**0.30**	**0.13**	**132,633**	**3.93**	**2.49**	**0.80**	**0.64**	**0.23**	**0.12**
NEW JERSEY	251,282	6.10	4.28	1.00	0.82	0.88	0.20	146,822	3.33	2.47	0.57	0.29	0.30	0.04
NEW YORK	364,136	7.00	5.39	1.05	0.56	0.28	0.05	259,293	5.61	4.42	0.81	0.38	0.19	0.03
PENNSYLVANIA	271,624	7.44	5.18	1.11	1.15	0.69	0.30	144,296	4.88	3.64	0.59	0.65	0.31	0.12
MID ATLANTIC	**887,042**	**6.88**	**5.01**	**1.05**	**0.82**	**0.58**	**0.17**	**550,411**	**4.81**	**3.69**	**0.69**	**0.43**	**0.25**	**0.06**
ILLINOIS	218,002	10.51	6.49	1.72	2.30	1.63	0.37	46,287	3.56	2.24	0.54	0.78	0.69	0.11
INDIANA	187,647	7.72	5.53	1.20	0.99	1.07	0.31	62,982	3.98	2.80	0.68	0.50	0.41	0.13
MICHIGAN	437,920	7.26	4.93	1.16	1.17	0.71	0.24	238,027	4.23	3.06	0.65	0.52	0.28	0.14
OHIO	244,161	8.70	5.76	1.38	1.56	1.37	0.23	79,939	5.38	3.34	1.02	1.02	0.87	0.17
WISCONSIN	70,852	6.72	3.87	1.20	1.65	1.33	0.36	29,124	4.54	2.72	0.85	0.97	0.57	0.19
E.N. CENTRAL	**1,158,582**	**8.21**	**5.43**	**1.32**	**1.46**	**1.12**	**0.28**	**456,359**	**4.35**	**2.97**	**0.72**	**0.66**	**0.46**	**0.14**
IOWA	57,267	5.41	3.23	0.71	1.47	1.01	0.23	25,272	2.98	1.74	0.47	0.77	0.25	0.06
KANSAS	46,212	6.04	4.02	1.03	0.99	0.71	0.23	12,611	4.13	2.52	0.70	0.91	0.50	0.23
MINNESOTA	169,603	4.94	3.19	0.77	0.98	0.65	0.18	50,393	3.47	2.24	0.51	0.72	0.61	0.16
MISSOURI	95,283	5.87	4.10	1.03	0.74	0.51	0.19	13,825	3.11	2.00	0.64	0.47	0.65	0.08
NEBRASKA	41,342	4.54	3.19	0.73	0.62	0.71	0.18	23,365	3.09	2.14	0.55	0.40	0.75	0.21
NORTH DAKOTA	3,572	5.35	2.86	0.64	1.85	1.37	0.36	559	3.76	2.33	0.54	0.89	0.89	0.00
SOUTH DAKOTA	12,358	2.30	1.51	0.36	0.43	0.53	0.19	3,638	1.06	0.82	0.19	0.05	0.30	0.22
W.N. CENTRAL	**425,637**	**5.22**	**3.44**	**0.83**	**0.95**	**0.58**	**0.20**	**129,663**	**3.27**	**2.09**	**0.53**	**0.65**	**0.55**	**0.15**
DELAWARE	20,095	5.33	3.98	0.70	0.65	0.38	0.22	7,058	3.30	2.32	0.47	0.51	0.26	0.07
D.C.	13,256	8.08	5.70	1.30	1.08	1.47	0.20	5,292	3.78	2.91	0.53	0.34	0.47	0.06
FLORIDA	513,770	5.43	3.83	0.89	0.71	0.54	0.17	202,070	2.94	1.96	0.57	0.41	0.55	0.15
GEORGIA	209,387	6.59	4.82	1.02	0.75	0.41	0.26	45,097	3.18	2.39	0.46	0.33	0.27	0.12
MARYLAND	160,498	4.80	3.47	0.77	0.56	0.47	0.13	60,680	2.26	1.67	0.37	0.22	0.23	0.09
N.C.	182,377	5.11	3.92	0.73	0.46	0.26	0.13	37,685	2.36	1.88	0.28	0.20	0.14	0.08
S.C.	106,294	7.53	5.64	1.09	0.80	0.61	0.32	14,153	3.10	2.35	0.40	0.35	0.28	0.12
VIRGINIA	242,935	4.16	3.15	0.60	0.41	0.26	0.05	66,885	2.49	1.85	0.33	0.31	0.12	0.05
W. VIRGINIA	8,828	5.89	4.09	1.18	0.62	0.20	0.12	3,247	4.71	3.14	0.92	0.65	0.06	0.18
S. ATLANTIC	**1,457,440**	**5.46**	**3.98**	**0.85**	**0.63**	**0.44**	**0.16**	**442,167**	**2.78**	**1.98**	**0.46**	**0.34**	**0.36**	**0.11**
ALABAMA	165,008	6.77	4.85	1.09	0.83	0.40	0.18	26,112	3.66	2.87	0.47	0.32	0.29	0.11
KENTUCKY	69,405	6.24	4.57	0.88	0.79	0.67	0.07	10,644	2.87	2.05	0.42	0.40	0.44	0.06
MISSISSIPPI	71,730	7.01	5.02	1.19	0.80	0.47	0.22	21,270	4.25	3.17	0.72	0.36	0.24	0.16
TENNESSEE	155,490	7.65	5.35	1.17	1.13	0.44	0.23	36,750	3.73	2.90	0.47	0.36	0.14	0.13
E.S. CENTRAL	**461,633**	**7.02**	**5.00**	**1.10**	**0.92**	**0.46**	**0.18**	**94,776**	**3.73**	**2.86**	**0.52**	**0.35**	**0.24**	**0.12**
ARKANSAS	37,315	9.47	6.85	1.43	1.19	0.37	0.13	5,801	9.46	6.40	2.03	1.03	0.14	0.03
LOUISIANA	129,850	5.43	4.15	0.79	0.49	0.30	0.14	40,837	3.16	2.41	0.47	0.28	0.27	0.14
OKLAHOMA	127,149	6.00	4.11	0.95	0.94	0.63	0.30	27,717	4.58	2.79	0.69	1.10	0.76	0.31
TEXAS	681,946	5.53	3.82	0.88	0.83	0.30	0.24	199,623	3.37	2.20	0.56	0.61	0.23	0.20
W.S. CENTRAL	**976,260**	**5.72**	**4.01**	**0.90**	**0.81**	**0.35**	**0.23**	**273,978**	**3.59**	**2.38**	**0.59**	**0.62**	**0.29**	**0.20**
ARIZONA	286,877	5.77	4.05	0.89	0.83	0.62	0.23	70,145	3.53	2.44	0.55	0.54	0.57	0.22
COLORADO	252,845	5.43	3.55	0.90	0.98	0.57	0.21	80,983	3.87	2.58	0.62	0.67	0.42	0.18
IDAHO	59,340	6.23	4.07	1.01	1.15	0.58	0.18	27,744	5.13	3.35	0.92	0.86	0.43	0.10
MONTANA	19,585	5.66	3.72	0.94	1.00	0.58	0.15	4,263	3.29	2.30	0.54	0.45	0.28	0.07
NEVADA	74,897	7.82	5.06	1.23	1.53	1.46	0.43	12,176	5.10	3.34	0.77	0.99	1.28	0.31
NEW MEXICO	40,525	4.52	3.32	0.71	0.49	0.24	0.09	9,864	3.63	2.47	0.59	0.57	0.53	0.15
UTAH	75,446	8.15	5.57	1.26	1.32	1.06	0.27	22,254	5.90	3.79	0.98	1.13	0.98	0.33
WYOMING	11,332	7.71	4.35	1.52	1.84	1.81	0.49	2,196	7.55	3.55	1.91	2.09	1.87	0.55
MOUNTAIN	**820,847**	**6.07**	**4.09**	**0.97**	**1.01**	**0.72**	**0.24**	**229,625**	**4.20**	**2.79**	**0.69**	**0.72**	**0.58**	**0.20**
ALASKA	18,488	2.87	2.17	0.45	0.25	0.09	0.05	10,784	2.22	1.78	0.24	0.20	0.08	0.06
CALIFORNIA	1,217,556	5.95	3.92	1.00	1.03	1.02	0.32	535,943	4.52	2.89	0.84	0.79	0.90	0.41
HAWAII	60,185	4.48	2.67	0.77	1.04	0.77	0.11	37,740	4.38	2.49	0.72	1.17	0.76	0.10
OREGON	102,183	5.37	3.62	0.91	0.84	0.82	0.16	58,795	4.74	3.18	0.85	0.71	0.70	0.07
WASHINGTON	330,169	4.94	3.30	0.82	0.82	0.67	0.19	159,397	3.30	2.18	0.58	0.54	0.40	0.11
PACIFIC	**1,728,581**	**5.64**	**3.72**	**0.95**	**0.97**	**0.92**	**0.27**	**802,659**	**4.26**	**2.74**	**0.78**	**0.74**	**0.77**	**0.31**
PUERTO RICO	123,850	7.95	5.66	1.54	0.75	1.40	0.56	23,525	8.47	5.95	1.73	0.79	1.57	0.81
NORTHEAST	**1,065,826**	**6.49**	**4.67**	**1.02**	**0.80**	**0.53**	**0.16**	**583,044**	**4.64**	**3.46**	**0.71**	**0.47**	**0.25**	**0.07**
NORTH CENTRAL	**1,584,219**	**7.42**	**4.90**	**1.19**	**1.33**	**1.00**	**0.26**	**586,022**	**4.11**	**2.77**	**0.68**	**0.66**	**0.48**	**0.14**
SOUTH	**2,895,333**	**5.80**	**4.16**	**0.90**	**0.74**	**0.41**	**0.19**	**810,921**	**3.17**	**2.22**	**0.51**	**0.44**	**0.32**	**0.14**
WEST	**2,548,428**	**5.77**	**3.84**	**0.95**	**0.98**	**0.85**	**0.26**	**1,032,284**	**4.25**	**2.75**	**0.76**	**0.74**	**0.73**	**0.28**
U.S. TOTAL	**9,025,901**	**6.16**	**4.26**	**0.99**	**0.91**	**0.67**	**0.22**	**3,512,380**	**4.04**	**2.78**	**0.68**	**0.58**	**0.46**	**0.17**
U.S. TOTAL (S.A.)	*NC*	*5.66*	*3.88*	*0.92*	*0.86*	*NC*	*0.21*	*NC*	*3.78*	*2.59*	*0.64*	*0.55*	*NC*	*0.17*

/

NATIONAL DELINQUENCY SURVEY
OF 1- TO 4-UNIT RESIDENTIAL MORTGAGE LOANS

STATE, AREA AND CENSUS REGION	VA LOANS							ALL FHA LOANS						
	NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE		NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE	
		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER
CONNECTICUT	10,176	5.48	3.69	0.69	1.10	0.53	0.23	9,341	6.61	4.72	1.04	0.85	0.30	0.10
MAINE	3,785	6.90	5.18	1.19	0.53	0.61	0.16	1,890	7.88	5.66	1.59	0.63	0.63	0.16
MASSACHUSETTS	5,975	6.42	3.67	1.49	1.26	0.72	0.25	6,648	6.65	4.77	0.84	1.04	0.60	0.12
NEW HAMPSHIRE	3,875	8.16	6.30	1.34	0.52	0.31	0.23	2,094	5.73	4.06	1.00	0.67	0.05	0.05
RHODE ISLAND	496	6.25	4.03	1.01	1.41	0.40	0.20	944	6.78	5.51	0.85	0.42	0.11	0.11
VERMONT	656	6.56	4.73	0.76	1.07	0.15	0.15	271	7.01	4.06	0.74	2.21	0.74	0.00
NEW ENGLAND	**24,963**	**6.39**	**4.35**	**1.07**	**0.97**	**0.54**	**0.22**	**21,188**	**6.66**	**4.78**	**1.01**	**0.87**	**0.40**	**0.10**
NEW JERSEY	44,909	9.41	6.37	1.59	1.45	1.46	0.40	59,551	10.43	7.15	1.62	1.66	1.86	0.45
NEW YORK	44,681	8.81	6.63	1.44	0.74	0.37	0.09	60,162	11.60	8.64	1.78	1.18	0.60	0.10
PENNSYLVANIA	50,576	10.14	6.53	1.71	1.90	1.32	0.61	76,752	10.50	7.18	1.70	1.62	0.99	0.41
MID ATLANTIC	**140,166**	**9.49**	**6.51**	**1.59**	**1.39**	**1.06**	**0.38**	**196,465**	**10.82**	**7.62**	**1.70**	**1.50**	**1.13**	**0.33**
ILLINOIS	67,195	11.44	6.71	1.92	2.81	1.86	0.47	104,520	12.97	8.23	2.10	2.64	1.90	0.41
INDIANA	55,564	9.38	6.66	1.50	1.22	1.40	0.39	69,101	9.80	7.11	1.43	1.26	1.42	0.40
MICHIGAN	57,861	8.87	5.86	1.50	1.51	0.88	0.36	142,032	11.69	7.70	1.88	2.11	1.34	0.36
OHIO	83,149	10.37	6.88	1.62	1.87	1.72	0.27	81,073	10.26	6.99	1.50	1.77	1.50	0.25
WISCONSIN	16,275	7.43	4.25	1.20	1.98	1.29	0.48	25,453	8.77	4.95	1.60	2.22	2.22	0.48
E.N. CENTRAL	**280,044**	**9.95**	**6.43**	**1.62**	**1.90**	**1.49**	**0.37**	**422,179**	**11.24**	**7.43**	**1.77**	**2.04**	**1.58**	**0.36**
IOWA	15,033	7.45	4.09	1.04	2.32	2.10	0.41	16,962	7.25	4.69	0.79	1.77	1.20	0.32
KANSAS	18,774	6.93	4.68	1.18	1.07	0.77	0.28	14,827	6.53	4.46	1.12	0.95	0.82	0.17
MINNESOTA	50,182	5.85	3.80	0.93	1.12	0.58	0.16	69,028	5.33	3.44	0.84	1.05	0.73	0.20
MISSOURI	30,180	5.85	4.12	1.01	0.72	0.42	0.20	51,278	6.61	4.65	1.14	0.82	0.52	0.21
NEBRASKA	8,059	5.41	3.76	0.83	0.82	0.72	0.11	9,918	7.21	5.20	1.05	0.96	0.63	0.17
NORTH DAKOTA	764	4.05	2.75	0.65	0.65	0.39	0.13	2,249	6.18	3.02	0.67	2.49	1.82	0.53
SOUTH DAKOTA	2,699	2.96	2.26	0.33	0.37	0.48	0.22	6,021	2.73	1.58	0.47	0.68	0.70	0.17
W.N. CENTRAL	**125,691**	**6.10**	**4.00**	**0.98**	**1.12**	**0.76**	**0.22**	**170,283**	**6.05**	**4.05**	**0.95**	**1.05**	**0.73**	**0.21**
DELAWARE	5,248	5.91	4.54	0.72	0.65	0.51	0.30	7,789	6.79	5.11	0.90	0.78	0.41	0.30
D.C.	3,542	10.88	7.54	1.67	1.67	1.58	0.34	4,422	10.99	7.58	1.92	1.49	2.58	0.25
FLORIDA	125,408	6.20	4.32	1.01	0.87	0.51	0.17	186,292	7.62	5.53	1.16	0.93	0.57	0.19
GEORGIA	83,216	6.93	5.03	1.10	0.80	0.36	0.25	81,074	8.13	5.95	1.24	0.94	0.54	0.34
MARYLAND	53,880	5.85	4.24	0.94	0.67	0.48	0.12	45,938	6.91	4.93	1.09	0.89	0.77	0.19
N.C.	81,422	5.41	4.10	0.85	0.46	0.23	0.12	63,270	6.34	4.89	0.85	0.60	0.35	0.18
S.C.	41,371	6.81	5.03	1.02	0.76	0.51	0.28	50,770	9.34	7.05	1.34	0.95	0.79	0.40
VIRGINIA	109,950	4.26	3.20	0.63	0.43	0.25	0.05	66,100	5.71	4.39	0.84	0.48	0.40	0.06
W. VIRGINIA	2,955	7.10	4.87	1.52	0.71	0.41	0.10	2,626	5.98	4.38	1.10	0.50	0.15	0.08
S. ATLANTIC	**506,992**	**5.83**	**4.24**	**0.92**	**0.67**	**0.39**	**0.16**	**508,281**	**7.41**	**5.47**	**1.11**	**0.83**	**0.57**	**0.22**
ALABAMA	61,440	6.19	4.38	1.05	0.76	0.31	0.14	77,456	8.31	5.90	1.34	1.07	0.51	0.23
KENTUCKY	21,338	5.50	3.98	0.76	0.76	0.58	0.04	37,423	7.62	5.62	1.08	0.92	0.78	0.08
MISSISSIPPI	21,860	6.77	4.85	1.14	0.78	0.40	0.19	28,600	9.25	6.53	1.57	1.15	0.70	0.28
TENNESSEE	43,459	7.76	5.52	1.18	1.06	0.37	0.19	75,281	9.51	6.45	1.51	1.55	0.62	0.29
E.S. CENTRAL	**148,097**	**6.64**	**4.73**	**1.06**	**0.85**	**0.38**	**0.15**	**218,760**	**8.72**	**6.12**	**1.38**	**1.22**	**0.62**	**0.23**
ARKANSAS	14,395	9.79	7.11	1.34	1.34	0.40	0.13	17,119	9.21	6.79	1.30	1.12	0.43	0.16
LOUISIANA	42,023	5.28	4.01	0.80	0.47	0.30	0.15	46,990	7.55	5.79	1.07	0.69	0.33	0.14
OKLAHOMA	37,813	6.37	4.32	1.09	0.96	0.71	0.34	61,619	6.41	4.58	0.98	0.85	0.52	0.27
TEXAS	217,909	6.36	4.36	1.04	0.96	0.40	0.30	264,414	6.46	4.59	0.99	0.88	0.28	0.24
W.S. CENTRAL	**312,140**	**6.37**	**4.44**	**1.02**	**0.91**	**0.42**	**0.28**	**390,142**	**6.71**	**4.83**	**1.01**	**0.87**	**0.33**	**0.23**
ARIZONA	73,136	5.99	4.08	1.01	0.90	0.67	0.27	143,596	6.76	4.82	1.00	0.94	0.62	0.22
COLORADO	90,333	6.19	4.00	1.02	1.17	0.60	0.26	81,529	6.11	4.00	1.04	1.07	0.69	0.18
IDAHO	13,511	7.07	4.69	1.04	1.34	0.74	0.24	18,085	7.31	4.72	1.14	1.45	0.69	0.24
MONTANA	6,332	6.13	4.00	0.99	1.14	0.49	0.16	8,990	6.45	4.19	1.09	1.17	0.79	0.19
NEVADA	21,611	7.30	4.81	1.18	1.31	1.40	0.48	41,110	8.89	5.70	1.39	1.80	1.55	0.45
NEW MEXICO	10,875	4.48	3.40	0.77	0.31	0.14	0.05	19,786	4.99	3.70	0.74	0.55	0.16	0.08
UTAH	17,594	8.60	6.03	1.31	1.26	1.07	0.26	35,598	9.31	6.44	1.41	1.46	1.10	0.24
WYOMING	4,236	8.36	5.12	1.42	1.82	1.89	0.47	4,900	7.23	4.04	1.43	1.76	1.71	0.47
MOUNTAIN	**237,628**	**6.42**	**4.28**	**1.05**	**1.09**	**0.74**	**0.27**	**353,594**	**7.03**	**4.80**	**1.09**	**1.14**	**0.79**	**0.23**
ALASKA	3,335	3.99	2.82	0.60	0.57	0.15	0.03	4,369	3.62	2.66	0.85	0.11	0.05	0.05
CALIFORNIA	289,643	6.38	4.28	1.00	1.10	1.10	0.25	391,970	7.57	5.05	1.22	1.30	1.11	0.24
HAWAII	10,291	4.55	3.03	0.78	0.74	0.89	0.13	12,154	4.74	2.92	0.92	0.90	0.72	0.11
OREGON	10,549	6.28	4.26	0.99	1.01	1.19	0.42	32,839	6.18	4.19	0.98	1.01	0.92	0.25
WASHINGTON	56,882	6.91	4.46	1.14	1.31	1.36	0.37	113,890	6.26	4.29	0.99	0.98	0.70	0.20
PACIFIC	**370,700**	**6.39**	**4.26**	**1.01**	**1.12**	**1.13**	**0.26**	**555,222**	**7.13**	**4.78**	**1.15**	**1.20**	**1.00**	**0.23**
PUERTO RICO	21,854	9.39	6.63	1.84	0.92	2.08	0.66	78,471	7.40	5.31	1.40	0.69	1.16	0.46
NORTHEAST	**165,129**	**9.01**	**6.18**	**1.51**	**1.32**	**0.98**	**0.36**	**217,653**	**10.40**	**7.34**	**1.63**	**1.43**	**1.06**	**0.31**
NORTH CENTRAL	**405,735**	**8.76**	**5.68**	**1.42**	**1.66**	**1.26**	**0.32**	**592,462**	**9.75**	**6.46**	**1.53**	**1.76**	**1.33**	**0.32**
SOUTH	**967,229**	**6.13**	**4.38**	**0.97**	**0.78**	**0.40**	**0.19**	**1,117,183**	**7.42**	**5.37**	**1.13**	**0.92**	**0.50**	**0.22**
WEST	**808,328**	**6.40**	**4.27**	**1.02**	**1.11**	**0.98**	**0.27**	**908,816**	**7.10**	**4.79**	**1.13**	**1.18**	**0.92**	**0.23**
U.S. TOTAL	**2,358,545**	**6.88**	**4.72**	**1.11**	**1.05**	**0.76**	**0.25**	**3,154,976**	**7.99**	**5.56**	**1.25**	**1.18**	**0.84**	**0.25**
U.S. TOTAL (S.A.)	*NC*	*6.26*	*4.25*	*1.04*	*0.97*	*NC*	*0.23*	*NC*	*7.18*	*4.93*	*1.15*	*1.10*	*NC*	*0.24*

DATA ON 1- TO 4-UNIT RESIDENTIAL MORTGAGE LOANS AS OF DECEMBER 31, 1983 AND FOR 4th QUARTER, 1983

STATE, AREA AND CENSUS REGION	F.H.A. 235 and 237 LOANS							F.H.A. 245 LOANS						
	NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE		NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE	
		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER
CONNECTICUT	243	14.82	10.70	2.47	1.65	0.82	0.00	291	9.28	6.19	2.75	0.34	0.34	0.34
MAINE	391	12.02	8.95	2.56	0.51	0.77	0.26	2	0.00	0.00	0.00	0.00	0.00	0.00
MASSACHUSETTS	385	9.35	5.97	1.56	1.82	0.52	0.00	277	11.18	8.66	1.44	1.08	1.08	0.00
NEW HAMPSHIRE	69	5.80	2.90	2.90	0.00	0.00	0.00	89	6.74	3.37	2.25	1.12	0.00	0.00
RHODE ISLAND	157	8.91	7.64	1.27	0.00	0.00	0.00	260	6.54	5.00	1.54	0.00	0.00	0.00
VERMONT	0	0.00	0.00	0.00	0.00	0.00	0.00	26	0.00	0.00	0.00	0.00	0.00	0.00
NEW ENGLAND	**1,245**	**11.00**	**7.87**	**2.09**	**1.04**	**0.56**	**0.08**	**945**	**8.57**	**6.14**	**1.90**	**0.53**	**0.42**	**0.11**
NEW JERSEY	771	19.71	12.19	2.33	5.19	1.82	0.00	2,238	7.86	5.54	1.16	1.16	1.65	0.04
NEW YORK	361	15.79	12.74	1.39	1.66	0.83	0.00	109	13.77	8.26	4.59	0.92	0.00	0.00
PENNSYLVANIA	1,559	21.75	12.70	3.66	5.39	0.58	0.13	1,071	8.96	5.88	1.31	1.77	1.31	0.09
MID ATLANTIC	**2,691**	**20.36**	**12.56**	**2.97**	**4.83**	**0.97**	**0.07**	**3,418**	**8.40**	**5.73**	**1.32**	**1.35**	**1.49**	**0.06**
ILLINOIS	4,305	18.72	12.01	2.81	3.90	1.77	0.56	6,557	10.40	5.78	1.22	3.40	1.62	0.35
INDIANA	1,890	11.85	7.35	1.80	2.70	0.95	0.21	1,111	6.30	3.87	0.81	1.62	0.63	0.27
MICHIGAN	4,006	18.37	12.93	2.62	2.82	1.40	0.22	758	7.12	3.69	1.85	1.58	1.98	0.53
OHIO	3,696	13.86	9.82	2.06	1.98	1.49	0.22	1,745	8.31	4.87	1.38	2.06	1.15	0.34
WISCONSIN	1,850	12.05	7.35	2.86	1.84	2.76	0.49	2,047	7.77	4.20	1.71	1.86	1.51	0.29
E.N. CENTRAL	**15,747**	**15.88**	**10.62**	**2.47**	**2.79**	**1.63**	**0.34**	**12,218**	**9.09**	**5.08**	**1.33**	**2.68**	**1.47**	**0.34**
IOWA	1,054	13.19	8.35	2.28	2.56	0.47	0.09	1,867	8.35	4.71	0.75	2.89	0.75	0.00
KANSAS	429	10.49	5.83	3.26	1.40	1.40	0.00	1,565	4.92	3.07	0.89	0.96	0.64	0.00
MINNESOTA	1,686	8.60	6.47	1.30	0.83	0.59	0.18	5,408	5.38	3.40	0.76	1.22	0.81	0.04
MISSOURI	1,487	9.75	6.39	2.15	1.21	0.34	0.34	1,726	5.10	3.48	1.10	0.52	0.29	0.17
NEBRASKA	614	14.83	10.10	2.61	2.12	0.49	0.33	493	6.09	3.25	0.61	2.23	0.20	0.20
NORTH DAKOTA	209	7.66	4.31	1.44	1.91	0.00	0.00	103	18.45	5.83	0.97	11.65	9.71	1.94
SOUTH DAKOTA	476	3.15	2.10	0.63	0.42	0.42	0.42	795	2.13	1.38	0.50	0.25	0.13	0.13
W.N. CENTRAL	**5,955**	**10.00**	**6.68**	**1.91**	**1.41**	**0.52**	**0.22**	**11,957**	**5.66**	**3.45**	**0.80**	**1.41**	**0.71**	**0.08**
DELAWARE	95	18.96	14.74	2.11	2.11	0.00	0.00	28	3.57	0.00	0.00	3.57	0.00	0.00
D.C.	122	13.12	5.74	1.64	5.74	0.00	0.00	99	6.06	4.04	1.01	1.01	8.08	0.00
FLORIDA	12,323	12.27	8.72	1.95	1.60	0.57	0.28	9,384	6.91	5.01	0.93	0.97	0.93	0.22
GEORGIA	5,269	12.74	9.13	2.24	1.37	0.57	0.53	7,275	4.47	3.26	0.63	0.58	0.78	0.32
MARYLAND	163	14.73	10.43	1.23	3.07	0.00	0.61	3,523	6.33	4.74	0.97	0.62	0.74	0.09
N.C.	3,512	12.25	9.40	1.77	1.08	1.03	0.20	3,500	4.84	3.69	0.66	0.49	0.34	0.09
S.C.	3,215	17.39	12.97	2.77	1.65	0.93	0.22	1,746	4.81	3.72	0.63	0.46	0.80	0.34
VIRGINIA	1,723	12.02	9.52	1.80	0.70	0.87	0.00	6,086	4.83	3.61	0.81	0.41	0.61	0.00
W. VIRGINIA	115	13.91	13.04	0.00	0.87	0.00	0.00	4	0.00	0.00	0.00	0.00	0.00	0.00
S. ATLANTIC	**26,537**	**13.02**	**9.50**	**2.06**	**1.46**	**0.68**	**0.29**	**31,645**	**5.52**	**4.08**	**0.79**	**0.65**	**0.76**	**0.18**
ALABAMA	6,326	13.01	9.71	1.75	1.55	0.47	0.38	3,784	7.29	4.76	1.24	1.29	1.19	0.34
KENTUCKY	3,828	12.70	9.82	1.44	1.44	0.84	0.03	253	7.51	4.74	0.79	1.98	1.58	0.40
MISSISSIPPI	2,454	13.82	10.07	2.12	1.63	0.86	0.41	595	7.73	5.55	0.84	1.34	1.85	0.17
TENNESSEE	5,630	16.00	10.87	2.66	2.47	0.73	0.27	3,110	7.72	5.21	1.22	1.29	1.13	0.35
E.S. CENTRAL	**18,238**	**13.98**	**10.14**	**2.02**	**1.82**	**0.68**	**0.27**	**7,742**	**7.51**	**5.00**	**1.19**	**1.32**	**1.23**	**0.34**
ARKANSAS	689	9.72	5.66	2.32	1.74	1.16	0.00	63	6.35	4.76	0.00	1.59	0.00	0.00
LOUISIANA	5,908	11.54	8.78	1.64	1.12	0.29	0.10	1,278	7.04	5.32	1.02	0.70	0.63	0.00
OKLAHOMA	1,886	10.40	7.64	1.59	1.17	0.48	0.16	3,668	6.43	4.39	1.06	0.98	1.20	1.06
TEXAS	9,657	12.32	8.99	1.91	1.42	0.17	0.27	21,897	6.37	4.06	1.11	1.20	0.39	0.30
W.S. CENTRAL	**18,140**	**11.76**	**8.65**	**1.80**	**1.31**	**0.28**	**0.19**	**26,906**	**6.40**	**4.17**	**1.09**	**1.14**	**0.51**	**0.39**
ARIZONA	3,878	13.60	9.93	1.99	1.68	0.49	0.18	9,686	8.23	5.28	1.35	1.60	0.93	0.19
COLORADO	1,643	11.99	7.91	2.19	1.89	1.34	0.37	14,177	6.92	4.51	1.17	1.24	0.67	0.08
IDAHO	1,042	16.99	8.16	3.65	5.18	0.48	0.29	2,540	6.38	3.98	1.38	1.02	1.02	0.16
MONTANA	316	12.03	7.91	2.85	1.27	0.63	0.32	599	7.34	3.84	1.50	2.00	1.84	0.33
NEVADA	1,682	20.15	11.89	2.97	5.29	0.95	0.12	2,342	10.12	6.49	1.37	2.26	1.92	0.17
NEW MEXICO	1,046	12.32	7.07	3.15	2.10	0.29	0.19	777	5.01	3.73	0.64	0.64	0.13	0.00
UTAH	3,597	11.40	8.20	2.09	1.11	0.58	0.25	7,553	10.70	6.90	1.71	2.09	1.15	0.32
WYOMING	99	15.15	5.05	5.05	5.05	4.04	2.02	240	7.51	5.42	0.42	1.67	4.58	1.67
MOUNTAIN	**13,303**	**13.77**	**9.01**	**2.43**	**2.33**	**0.69**	**0.24**	**37,914**	**8.14**	**5.25**	**1.34**	**1.55**	**0.97**	**0.18**
ALASKA	7	0.00	0.00	0.00	0.00	0.00	0.00	420	4.04	3.33	0.71	0.00	0.24	0.00
CALIFORNIA	8,920	17.73	10.67	3.26	3.80	1.14	0.17	32,519	8.57	5.50	1.42	1.65	1.64	0.10
HAWAII	342	14.91	8.19	2.63	4.09	1.75	0.88	1,037	4.54	3.09	0.77	0.68	2.22	0.10
OREGON	626	11.99	7.83	1.60	2.56	0.32	0.48	1,978	7.73	4.90	1.11	1.72	1.92	0.35
WASHINGTON	3,588	14.19	9.09	2.51	2.59	0.84	0.47	12,561	7.18	4.25	1.15	1.78	1.25	0.21
PACIFIC	**13,483**	**16.45**	**10.05**	**2.97**	**3.43**	**1.04**	**0.28**	**48,515**	**8.05**	**5.08**	**1.32**	**1.65**	**1.55**	**0.14**
PUERTO RICO	5,023	10.77	7.45	2.17	1.15	1.45	0.88	0	0.00	0.00	0.00	0.00	0.00	0.00
NORTHEAST	**3,936**	**17.40**	**11.08**	**2.69**	**3.63**	**0.84**	**0.08**	**4,363**	**8.43**	**5.82**	**1.44**	**1.17**	**1.26**	**0.07**
NORTH CENTRAL	**21,702**	**14.27**	**9.54**	**2.32**	**2.41**	**1.32**	**0.31**	**24,175**	**7.40**	**4.28**	**1.07**	**2.05**	**1.09**	**0.21**
SOUTH	**62,915**	**12.93**	**9.44**	**1.97**	**1.52**	**0.56**	**0.26**	**66,293**	**6.12**	**4.23**	**0.96**	**0.93**	**0.72**	**0.28**
WEST	**26,786**	**15.11**	**9.53**	**2.70**	**2.88**	**0.87**	**0.26**	**86,429**	**8.09**	**5.15**	**1.33**	**1.61**	**1.29**	**0.16**
U.S. TOTAL	**130,440**	**13.56**	**9.40**	**2.19**	**1.97**	**0.78**	**0.28**	**187,517**	**7.23**	**4.70**	**1.15**	**1.38**	**1.03**	**0.20**
U.S. TOTAL (S.A.)	*NC*	*12.15*	*8.16*	*2.04*	*1.95*	*NC*	*0.26*	*NC*	*NC*	*NC*	*NC*	*NC*	*NC*	*NC*

MORTGAGE BANKERS ASSOCIATION OF AMERICA

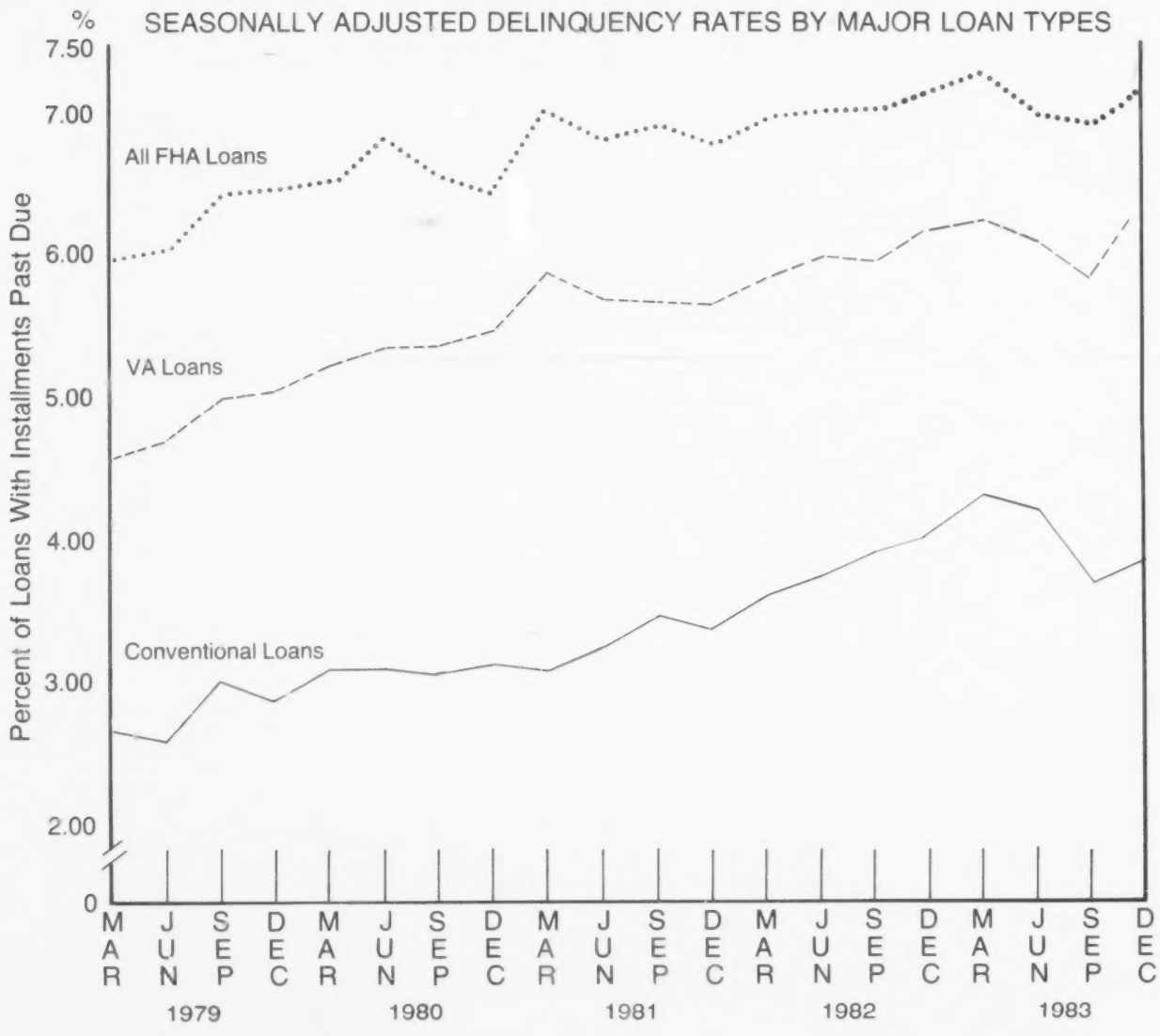
NATIONAL DELINQUENCY SURVEY OF 1- TO 4-UNIT RESIDENTIAL MORTGAGE LOANS
DECEMBER 31, 1983

CENSUS REGION	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE															PERCENT OF LOANS FORECLOSURES STARTED DURING QUARTER		
	TOTAL PAST DUE			30 DAYS			60 DAYS			90 DAYS OR MORE			90 DAYS OR MORE (S.A.)					
		CHANGE FROM			CHANGE FROM			CHANGE FROM			CHANGE FROM			CHANGE FROM			CHANGE FROM	
	CURR QTR	YR AGO	QTR AGO	CURR QTR	YR AGO	QTR AGO	CURR QTR	YR AGO	QTR AGO	CURR QTR	YR AGO	QTR AGO	CURR QTR	QTR AGO	CURR QTR	YR AGO	QTR AGO
CONVENTIONAL LOANS																	
Northeast	4.64	(0.08)	0.45	3.46	0.08	0.41	0.71	(0.08)	0.00	0.47	(0.08)	0.03	0.45	0.00	0.07	(0.01)	0.00
North Central	4.11	0.43	0.45	2.77	0.44	0.33	0.68	0.00	0.07	0.66	0.00	0.05	0.63	0.02	0.14	0.00	0.00
South	3.17	0.09	0.40	2.22	0.10	0.26	0.51	0.00	0.12	0.44	0.01	0.01	0.40	(0.04)	0.14	0.04	(0.03)
West	4.25	(0.27)	0.38	2.75	(0.47)	0.24	0.76	0.04	0.04	0.74	0.10	0.10	0.72	0.07	0.28	0.10	0.11
U.S. TOTAL	**4.04**	**(0.03)**	**0.38**	**2.78**	**(0.03)**	**0.27**	**0.68**	**(0.02)**	**0.06**	**0.58**	**0.02**	**0.05**	—	—	**0.17**	**0.03**	**0.02**
U.S. Total (s.a.)	*3.78*	—	*0.19*	*2.59*	—	*0.14*	*0.64*	—	*0.03*	*0.55*	—	*0.01*	*0.55*	*0.01*	*0.17*	—	*0.01*
V.A. LOANS																	
Northeast	9.01	0.48	1.39	6.18	0.38	1.08	1.51	(0.04)	0.19	1.32	0.15	0.12	1.22	(0.03)	0.36	0.16	0.05
North Central	8.76	0.14	1.27	5.68	0.18	0.99	1.42	(0.04)	0.16	1.66	0.00	0.12	1.57	0.10	0.32	(0.07)	0.04
South	6.13	0.37	0.74	4.38	0.27	0.62	0.97	0.03	0.07	0.78	0.06	0.04	0.72	(0.01)	0.19	0.01	0.02
West	6.40	(0.09)	0.67	4.27	(0.11)	0.50	1.02	(0.09)	0.03	1.11	0.10	0.14	1.05	0.10	0.27	0.02	0.04
U.S. TOTAL	**6.88**	**0.08**	**0.84**	**4.72**	**0.07**	**0.68**	**1.11**	**(0.04)**	**0.09**	**1.05**	**0.06**	**0.08**	—	—	**0.25**	**(0.01)**	**0.03**
U.S. Total (s.a.)	*6.26*	—	*0.50*	*4.25*	—	*0.42*	*1.04*	—	*0.06*	*0.97*	—	*0.01*	*0.97*	*0.01*	*0.23*	—	*(0.02)*
ALL F.H.A. LOANS																	
Northeast	10.40	0.02	1.54	7.34	0.10	1.23	1.63	(0.14)	0.14	1.45	0.07	0.18	1.31	0.00	0.31	0.08	0.04
North Central	9.75	0.04	1.18	6.46	(0.02)	0.90	1.53	0.04	0.13	1.76	0.02	0.15	1.66	0.11	0.32	(0.09)	0.03
South	7.42	0.37	0.92	5.37	0.27	0.81	1.13	0.03	0.07	0.92	0.08	0.05	0.86	(0.02)	0.22	0.00	0.02
West	7.10	(0.37)	0.69	4.79	(0.35)	0.53	1.13	(0.11)	0.03	1.18	0.08	0.13	1.12	0.08	0.23	(0.04)	0.01
U.S. TOTAL	**7.99**	**0.03**	**0.91**	**5.56**	**0.02**	**0.74**	**1.25**	**(0.02)**	**0.08**	**1.18**	**0.03**	**0.09**	—	—	**0.25**	**(0.05)**	**0.01**
U.S. Total (s.a.)	*7.18*	—	*0.36*	*4.93*	—	*0.28*	*1.15*	—	*0.03*	*1.10*	—	*0.03*	*1.10*	*0.03*	*0.24*	—	*(0.02)*
F.H.A. LOANS (excluding 235 & 237)																	
Northeast	9.84	(0.71)	1.39	6.82	(0.37)	0.96	1.46	(0.38)	0.15	1.56	0.04	0.29	1.44	0.10	0.20	(0.03)	0.04
North Central	9.33	0.07	1.06	6.22	(0.02)	0.70	1.52	0.08	0.13	1.89	0.02	0.22	1.81	0.20	0.32	(0.08)	0.03
South	6.83	0.31	0.89	4.94	0.19	0.77	1.03	0.03	0.07	0.86	0.09	0.05	0.81	(0.01)	0.21	0.00	0.02
West	6.82	(0.35)	0.67	4.63	(0.31)	0.52	1.07	(0.11)	0.03	1.12	0.06	0.12	1.06	0.04	0.24	(0.03)	0.01
U.S. TOTAL	**7.52**	**(0.10)**	**0.81**	**5.21**	**(0.08)**	**0.65**	**1.17**	**(0.04)**	**0.07**	**1.14**	**0.02**	**0.09**	—	—	**0.23**	**(0.05)**	**0.01**
U.S. Total (s.a.)	*6.85*	—	*0.35*	*4.69*	—	*0.27*	*1.08*	—	*0.04*	*1.08*	—	*0.04*	*1.08*	*0.04*	*0.25*	—	*0.02*
F.H.A. LOANS (Section 235 and 237)																	
Northeast	17.40	4.31	2.83	11.08	2.02	1.50	2.69	0.32	0.26	3.63	1.98	1.06	3.52	0.90	0.08	(0.12)	0.02
North Central	14.27	(0.29)	1.93	9.54	(0.41)	1.50	2.32	(0.16)	0.17	2.41	0.29	0.27	2.23	0.17	0.31	(0.30)	0.02
South	12.93	(0.64)	1.17	9.44	(0.28)	1.34	1.97	(0.30)	(0.06)	1.52	(0.06)	(0.11)	1.41	(0.15)	0.26	(0.28)	0.03
West	15.11	(0.71)	1.45	9.53	(1.41)	1.02	2.70	(0.12)	(0.12)	2.88	0.83	0.56	2.72	0.47	0.26	(0.31)	0.09
U.S. TOTAL	**13.56**	**(0.59)**	**1.11**	**9.40**	**(0.55)**	**1.04**	**2.19**	**(0.24)**	**(0.04)**	**1.97**	**0.19**	**0.11**	—	—	**0.28**	**(0.30)**	**0.04**
U.S. Total (s.a.)	*12.15*	—	*0.25*	*8.16*	—	*0.05*	*2.04*	—	*(0.04)*	*1.95*	—	*0.24*	*1.95*	*0.24*	*0.26*	—	*0.00*
F.H.A. 245 LOANS																	
Northeast	8.43	1.74	0.31	5.82	0.89	0.92	1.44	0.46	(0.13)	1.17	0.40	(0.48)	1.17	(0.48)	0.07	0.04	(0.06)
North Central	7.40	(0.09)	0.64	4.28	(0.74)	0.31	1.07	0.09	0.16	2.05	0.55	0.16	2.05	0.16	0.21	(0.01)	(0.01)
South	6.12	0.33	(0.16)	4.23	(0.09)	(0.08)	0.96	0.08	(0.12)	0.93	0.34	0.04	0.93	0.04	0.28	0.04	0.15
West	8.09	(1.12)	0.39	5.15	(0.99)	0.14	1.33	(0.21)	0.08	1.61	0.07	0.16	1.61	0.16	0.16	(0.01)	(0.04)
U.S. TOTAL	**7.33**	**(0.58)**	**0.19**	**4.70**	**(0.67)**	**0.11**	**1.15**	**(0.08)**	**0.00**	**1.38**	**0.17**	**0.08**	—	—	**0.20**	**0.01**	**0.03**
U.S. Total (s.a.)	*n.a.*	—	—	*n.a.*	—	—	*n.a.*	—	—	*n.a.*	—	—	*n.a.*	—	*n.a.*	—	—

*Seasonally adjusted series for 90 days or more and U.S. Totals are not available

MORTGAGE BANKERS ASSOCIATION OF AMERICA

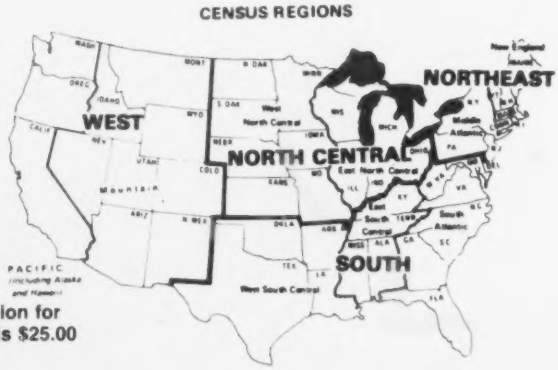
NATIONAL DELINQUENCY SURVEY OF 1-4 UNIT RESIDENTIAL MORTGAGE LOANS
DECEMBER 31, 1983



SURVEY INFORMATION AND NOTES

1. This survey includes over 9 million mortgage loans on 1- to 4-unit residential properties totaling an estimated $274.4 billion of debt. These loans are serviced by more than 490 reporters, including mortgage bankers, commercial banks, savings banks, savings and loan associations, and life insurance companies.
2. A loan is considered 30 days delinquent if the December 1 installment has not been paid as of December 30. A loan is 60 days delinquent if the November 1 installment is unpaid as of December 30, etc.
3. "Foreclosure started during quarter" includes loans placed in the process of foreclosure during second quarter, deeds in lieu of foreclosure, and loans assigned to FHA, VA, other insurers or investors. "Foreclosure inventory end of quarter" includes all loans in process of foreclosure on December 31. Both foreclosure categories are excluded from "total installments past due."
4. Not all reporters provide data on FHA loans by section, thus, the sum of the two types of FHA loan breakdowns will not necessarily equal the number of all FHA loans reported.
5. National totals include Puerto Rico loans and loans of firms not providing state-by-state data.
6. s.a.—seasonally adjusted data.
7. nc—not calculated.
8. Series does not exhibit stable seasonal patterns.

CENSUS REGIONS



Annual subscription for nonmember firms is $25.00

BEST AVAILABLE COPY

BEST AVAILABLE COPY

7/84
A6450-1

National Delinquency Survey

Prepared by the MBA Economics Department
May 31, 1984

Mortgage Bankers Association of America

1125 FIFTEENTH STREET, N.W. • WASHINGTON, D.C. 20005

DATA FOR MARCH 31, 1984
AND FOR 1st QUARTER 1984

The national rate for one-to-four unit residential mortgage loans delinquent 30 days or more declined by 20 basis points, to 5.48 percent, during the first quarter of 1984. At the end of 1983 this rate stood at 5.68 percent. Declines in all loan types contributed to the first quarter performance, with the largest drop occurring in conventional loans, down 14 basis points to 3.69 percent from their year end level of 3.83 percent. The delinquency rate on VA-guaranteed loans moved to 6.14 percent, down 11 basis points over the quarter, and the percentage of late FHA-insured loans slipped 10 basis points to 7.12 percent. The delinquency rates for FHA-insured and VA-guaranteed mortgage loans are solely composed of fixed rate loans while the delinquency rate for conventional lending includes an undetermined number of both fixed and adjustable rate mortgage loans.

When viewed on the basis of the number of payments past due, the greatest decline occurred in the one payment late category. These 30 day past due accounts fell 21 basis points, from 3.90 percent at year end to 3.69 percent for the first quarter. The percentage of loans that were two payments in arrears showed almost no change, down only 1 basis point to 0.92 percent. The delinquency rate on loans past due 90 days or more rose a modest 2 basis points.

TEXT NUMBERS ARE SEASONALLY ADJUSTED UNLESS OTHERWISE NOTED.

The renewed downward trend in delinquencies is reinforced by a continued decline in the foreclosure statistics. Overall, the percentage of residential mortgage loans that were placed in the process of foreclosure showed a healthy decline of 2 basis points in the first quarter to 0.19 percent, down from 0.21 percent. While the data reflecting foreclosures started in the FHA-insured and VA-guaranteed categories declined only a modest 1 basis point each, the conventional loan category plummeted a full 4 basis points to 0.13 percent in the first quarter. This decline in conventional mortgage loan foreclosures started dramatically reverses a six quarter upward trend in this series. The percentage of all mortgage loans in the process of foreclosure, which is not seasonally adjusted, increased 1 basis point to 0.68 percent during the quarter.

Of the four regions reported, two showed declines in overall delinquency rates and two increased from their year earlier levels. Regional rates are not seasonally adjusted. The largest decline occurred in the Northeast, dropping 156 basis points, almost a 23 percent decline from a year earlier, to 5.34 percent in the first quarter. The West also had a drop, down 37 basis points from a year ago, to 5.01 percent. The delinquency rates for the South rose to 5.04 percent, up 32 basis points over the year. The North Central region moved up 14 basis points from last year's 5.64 percent to a level of 5.78 percent in the first quarter of 1984.

Following the rise in the mortgage delinquency rates during the fourth quarter, the overall decline in these rates reported in the first quarter is indeed a sign of strong economic activity. The level of economic activity rebounded substantially during this period, accompanied by gains in personal income and a further decline in unemployment. The likelihood of higher mortgage rates in the near future, and the ongoing concern for continuing federal budget deficits, however, are a dark cloud on the horizon. Nevertheless, the climate for further improvement in mortgage delinquency rates has been set and should follow a downward trend as the year progresses.

Seasonal Adjustment

The historical data in this issue of the MBA National Delinquency Survey have been seasonally adjusted using the X-11Q Variant of the Census Method II Seasonal Adjustment program. This procedure is done to ensure that the survey gives consistent information. As a result of the adjustment, some previously published data have been slightly revised. The table below presents the seasonally adjusted figures for the past two years.

DELINQUENCY RATES OF 1- TO 4-UNIT RESIDENTIAL MORTGAGE LOANS
Seasonally Adjusted

END OF QTR	ALL LOANS					CONVENTIONAL LOANS					VA LOANS					ALL FHA LOANS				
	PERCENT OF LOANS																			
	Total Past Due	Installments Past Due			Fcls started	Total Past Due	Installments Past Due			Fcls * started	Total Past Due	Installments Past Due			Fcls started	Total Past Due	Installments Past Due			Fcls started
		30 Days	60 Days	90 Days or more			30 Days	60 Days	90 Days or more			30 Days	60 Days	90 Days or more			30 Days	60 Days	90 Days or more	
1982																				
1st	5.31	3.71	0.90	0.70	0.20	3.50	2.49	0.59	0.42	0.13	5.70	3.92	0.99	0.79	0.22	6.87	4.80	1.15	0.92	0.25
2nd	5.50	3.80	0.95	0.75	0.20	3.66	2.54	0.64	0.48	0.12	5.96	4.06	1.04	0.86	0.22	7.02	4.85	1.21	0.96	0.25
3rd	5.56	3.82	0.95	0.79	0.22	3.81	2.63	0.66	0.52	0.14	5.96	4.04	1.03	0.89	0.24	7.11	4.93	1.20	0.98	0.28
4th	5.73	3.93	0.97	0.83	0.22	3.85	2.66	0.65	0.54	0.14	6.18	4.19	1.06	0.93	0.24	7.19	4.93	1.19	1.07	0.29
1983																				
1st	5.76	3.94	0.98	0.84	0.20	4.23	2.85	0.73	0.65	0.14	6.17	4.22	1.05	0.90	0.23	7.19	4.98	1.20	1.01	0.25
2nd	5.58	3.82	0.93	0.83	0.23	3.88	2.66	0.65	0.57	0.16	6.03	4.09	1.02	0.92	0.26	6.96	4.79	1.15	1.02	0.28
3rd	5.34	3.62	0.88	0.84	0.22	3.61	2.46	0.61	0.54	0.16	5.88	3.93	0.99	0.96	0.24	6.87	4.69	1.12	1.06	0.26
4th	5.68	3.90	0.93	0.85	0.21	3.83	2.63	0.64	0.56	0.17	6.25	4.25	1.02	0.98	0.24	7.22	4.96	1.16	1.10	0.24
1984																				
1st	5.48	3.69	0.92	0.87	0.19	3.69	2.47	0.65	0.57	0.13	6.14	4.11	1.01	1.02	0.23	7.12	4.85	1.17	1.10	0.23

STATE, AREA AND CENSUS REGION	ALL LOANS							CONVENTIONAL LOANS						
	NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE		NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE	
		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER
CONNECTICUT	100,063	3.63	2.10	0.73	0.80	0.29	0.10	80,815	3.34	1.81	0.73	0.80	0.26	0.11
MAINE	26,009	4.70	3.29	0.85	0.56	0.36	0.07	20,393	4.31	3.02	0.78	0.51	0.31	0.07
MASSACHUSETTS	62,695	2.83	1.74	0.66	0.43	0.18	0.07	43,733	1.50	0.96	0.37	0.17	0.05	0.04
NEW HAMPSHIRE	23,529	4.28	2.79	1.11	0.38	0.09	0.07	16,724	3.61	2.23	1.03	0.35	0.05	0.05
RHODE ISLAND	7,158	4.41	2.82	0.84	0.75	0.36	0.45	5,739	3.99	2.46	0.85	0.68	0.33	0.47
VERMONT	1,097	6.93	4.10	0.82	2.01	0.73	0.46	160	11.88	8.75	1.25	1.88	0.63	0.63
NEW ENGLAND	**220,551**	**3.64**	**2.25**	**0.76**	**0.63**	**0.25**	**0.10**	**167,564**	**3.03**	**1.81**	**0.67**	**0.55**	**0.20**	**0.09**
NEW JERSEY	258,267	5.14	3.35	0.93	0.86	1.02	0.23	148,044	3.02	2.10	0.58	0.34	0.36	0.07
NEW YORK	371,543	6.09	4.49	1.02	0.58	0.42	0.06	251,103	4.94	3.70	0.83	0.41	0.20	0.04
PENNSYLVANIA	275,420	5.93	3.81	0.88	1.24	0.79	0.29	144,026	3.81	2.61	0.49	0.71	0.32	0.08
MID ATLANTIC	**905,230**	**5.77**	**3.96**	**0.95**	**0.86**	**0.70**	**0.18**	**543,173**	**4.12**	**2.98**	**0.67**	**0.47**	**0.28**	**0.06**
ILLINOIS	179,988	9.02	5.16	1.40	2.46	1.90	0.66	28,124	4.15	2.55	0.60	1.00	0.60	0.15
INDIANA	196,093	5.84	3.99	0.96	0.89	1.14	0.31	66,373	3.33	2.42	0.53	0.38	0.38	0.11
MICHIGAN	464,895	5.71	3.64	1.00	1.07	0.69	0.24	242,734	3.36	2.22	0.58	0.56	0.21	0.13
OHIO	249,890	6.32	3.83	1.05	1.44	1.37	0.27	88,583	4.15	2.41	0.76	0.98	0.84	0.16
WISCONSIN	70,612	5.62	3.09	0.94	1.59	1.39	0.33	29,366	4.01	2.14	0.79	1.08	0.60	0.15
E.N. CENTRAL	**1,161,478**	**6.37**	**3.94**	**1.06**	**1.37**	**1.14**	**0.33**	**455,180**	**3.60**	**2.30**	**0.62**	**0.68**	**0.41**	**0.14**
IOWA	57,773	4.62	2.60	0.70	1.32	0.86	0.25	23,896	2.96	1.59	0.50	0.87	0.21	0.07
KANSAS	44,795	4.77	2.97	0.87	0.93	0.93	0.24	13,035	3.43	1.95	0.64	0.84	1.11	0.28
MINNESOTA	173,163	3.87	2.39	0.60	0.88	0.69	0.16	53,863	2.77	1.70	0.41	0.66	0.62	0.13
MISSOURI	98,552	5.07	3.45	0.93	0.69	0.45	0.14	15,893	2.62	1.78	0.49	0.35	0.26	0.09
NEBRASKA	49,431	3.48	2.30	0.61	0.57	0.71	0.18	24,373	2.46	1.70	0.54	0.22	0.77	0.18
NORTH DAKOTA	3,792	4.75	2.03	0.69	2.03	1.32	0.24	605	2.49	1.49	0.50	0.50	0.33	0.00
SOUTH DAKOTA	12,658	1.93	1.19	0.26	0.48	0.35	0.09	3,701	0.73	0.51	0.14	0.08	0.14	0.03
W.N. CENTRAL	**440,164**	**4.23**	**2.66**	**0.71**	**0.86**	**0.68**	**0.17**	**137,366**	**2.74**	**1.68**	**0.47**	**0.59**	**0.56**	**0.14**
DELAWARE	21,842	4.37	2.89	0.74	0.74	0.32	0.17	7,653	1.99	1.15	0.38	0.46	0.21	0.08
D.C.	12,042	7.31	4.87	1.19	1.25	1.65	0.21	3,794	2.79	1.69	0.47	0.63	0.58	0.16
FLORIDA	531,490	4.51	3.00	0.82	0.69	0.51	0.18	221,332	2.95	1.89	0.67	0.39	0.50	0.20
GEORGIA	213,750	6.29	4.08	1.28	0.93	0.39	0.17	52,680	3.55	2.36	0.64	0.55	0.22	0.09
MARYLAND	151,947	3.98	2.69	0.70	0.59	0.52	0.11	55,853	1.73	1.17	0.32	0.24	0.23	0.07
N.C.	187,043	4.44	3.26	0.70	0.48	0.31	0.13	39,285	2.46	1.88	0.37	0.21	0.19	0.11
S.C.	103,421	6.15	4.46	0.98	0.71	0.64	0.31	13,641	2.38	1.65	0.47	0.26	0.24	0.18
VIRGINIA	286,743	4.27	3.08	0.67	0.52	0.16	0.04	85,805	4.32	3.10	0.73	0.49	0.05	0.02
W. VIRGINIA	7,053	4.93	3.50	0.79	0.64	0.31	0.20	2,723	3.82	2.42	0.81	0.59	0.18	0.18
S. ATLANTIC	**1,515,331**	**4.79**	**3.29**	**0.84**	**0.66**	**0.42**	**0.15**	**482,766**	**3.04**	**2.05**	**0.60**	**0.39**	**0.32**	**0.13**
ALABAMA	160,187	5.73	4.04	0.91	0.78	0.41	0.18	33,936	3.48	2.71	0.40	0.37	0.30	0.13
KENTUCKY	72,211	5.16	3.55	0.77	0.84	0.70	0.11	11,328	2.84	1.91	0.50	0.43	0.32	0.05
MISSISSIPPI	50,810	6.21	4.29	1.04	0.88	0.35	0.16	16,435	4.55	3.50	0.62	0.43	0.10	0.08
TENNESSEE	153,228	6.04	4.03	1.01	1.00	0.45	0.21	37,741	3.17	2.46	0.39	0.32	0.10	0.10
E.S. CENTRAL	**436,436**	**5.81**	**3.99**	**0.94**	**0.88**	**0.47**	**0.18**	**99,440**	**3.46**	**2.65**	**0.44**	**0.37**	**0.19**	**0.10**
ARKANSAS	36,752	6.54	4.07	1.07	1.40	0.40	0.12	6,876	5.11	2.97	0.73	1.41	0.20	0.06
LOUISIANA	119,884	4.46	3.14	0.76	0.56	0.35	0.12	37,452	2.51	1.73	0.42	0.36	0.32	0.09
OKLAHOMA	145,627	5.37	3.37	0.95	1.05	0.80	0.29	31,616	3.89	2.18	0.69	1.02	0.94	0.27
TEXAS	735,841	5.04	3.37	0.84	0.83	0.33	0.20	245,518	3.25	2.12	0.58	0.55	0.22	0.16
W.S. CENTRAL	**1,038,104**	**5.08**	**3.37**	**0.86**	**0.85**	**0.40**	**0.20**	**321,462**	**3.28**	**2.10**	**0.58**	**0.60**	**0.30**	**0.16**
ARIZONA	282,802	4.95	3.34	0.84	0.77	0.67	0.20	69,256	3.06	2.02	0.59	0.45	0.76	0.23
COLORADO	231,227	4.64	2.93	0.79	0.92	0.65	0.26	72,435	3.32	2.09	0.59	0.64	0.49	0.23
IDAHO	57,715	5.73	3.85	0.86	1.02	0.63	0.23	27,403	5.15	3.58	0.77	0.80	0.49	0.17
MONTANA	19,749	4.90	3.01	0.78	1.11	0.61	0.17	3,647	2.70	1.65	0.58	0.47	0.14	0.03
NEVADA	75,729	6.37	3.93	1.14	1.28	1.46	0.36	11,161	4.70	2.82	0.91	0.97	1.41	0.27
NEW MEXICO	32,565	4.11	3.05	0.68	0.38	0.22	0.10	9,641	3.93	2.70	0.72	0.51	0.51	0.16
UTAH	82,598	6.68	4.31	1.19	1.18	0.90	0.23	26,025	6.66	4.27	1.13	1.26	0.93	0.25
WYOMING	13,411	7.12	3.78	1.53	2.11	1.23	0.46	3,254	6.73	2.92	1.63	2.18	1.35	0.61
MOUNTAIN	**795,796**	**5.23**	**3.40**	**0.89**	**0.94**	**0.75**	**0.24**	**222,822**	**3.98**	**2.57**	**0.71**	**0.70**	**0.68**	**0.22**
ALASKA	23,836	3.63	2.74	0.47	0.42	0.13	0.08	15,707	3.20	2.56	0.41	0.31	0.14	0.08
CALIFORNIA	1,121,325	5.11	3.24	0.94	0.93	0.97	0.18	479,390	4.17	2.55	0.86	0.76	0.89	0.18
HAWAII	79,401	3.82	2.31	0.61	0.90	0.67	0.14	50,638	3.70	2.10	0.58	1.02	0.63	0.14
OREGON	97,602	4.59	3.04	0.72	0.83	0.97	0.24	55,819	3.95	2.61	0.68	0.66	0.95	0.10
WASHINGTON	288,941	4.59	3.00	0.75	0.84	0.83	0.24	113,792	3.15	2.07	0.56	0.52	0.60	0.19
PACIFIC	**1,611,105**	**4.90**	**3.13**	**0.87**	**0.90**	**0.92**	**0.19**	**715,346**	**3.93**	**2.44**	**0.77**	**0.72**	**0.81**	**0.17**
PUERTO RICO	135,360	7.98	5.61	1.59	0.78	1.26	0.58	27,190	8.60	5.90	1.95	0.75	1.44	0.88
NORTHEAST	**1,125,781**	**5.34**	**3.62**	**0.91**	**0.81**	**0.61**	**0.16**	**710,737**	**3.86**	**2.70**	**0.67**	**0.49**	**0.26**	**0.07**
NORTH CENTRAL	**1,601,642**	**5.78**	**3.59**	**0.96**	**1.23**	**1.02**	**0.29**	**592,546**	**3.40**	**2.16**	**0.59**	**0.65**	**0.44**	**0.14**
SOUTH	**2,989,871**	**5.04**	**3.42**	**0.86**	**0.76**	**0.42**	**0.17**	**903,668**	**3.17**	**2.14**	**0.57**	**0.46**	**0.30**	**0.14**
WEST	**2,406,901**	**5.01**	**3.22**	**0.88**	**0.91**	**0.86**	**0.20**	**938,168**	**3.94**	**2.47**	**0.75**	**0.72**	**0.78**	**0.18**
U.S. TOTAL	**8,810,401**	**5.20**	**3.42**	**0.89**	**0.89**	**0.68**	**0.20**	**3,454,850**	**3.61**	**2.37**	**0.65**	**0.59**	**0.45**	**0.14**
U.S. TOTAL (S.A.)	*NC*	*5.48*	*3.69*	*0.92*	*0.87*	*NC*	*0.19*	*NC*	*3.69*	*2.47*	*0.65*	*0.57*	*NC*	*0.13*

NATIONAL DELINQUENCY SURVEY
OF 1- TO 4-UNIT RESIDENTIAL MORTGAGE LOANS

STATE, AREA AND CENSUS REGION	VA LOANS							ALL FHA LOANS						
	NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE		NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE	
		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER
CONNECTICUT	10,307	4.45	2.97	0.61	0.87	0.48	0.12	8,941	5.32	3.71	0.85	0.76	0.28	0.06
MAINE	3,843	6.02	4.27	0.94	0.81	0.47	0.03	1,773	6.31	4.34	1.41	0.56	0.73	0.11
MASSACHUSETTS	9,831	5.47	3.22	1.24	1.01	0.52	0.15	9,131	6.31	3.83	1.41	1.07	0.45	0.12
NEW HAMPSHIRE	4,591	6.70	4.70	1.48	0.52	0.13	0.11	2,214	4.25	3.07	0.86	0.32	0.23	0.14
RHODE ISLAND	512	7.22	4.49	1.17	1.56	1.17	0.98	907	5.51	4.19	0.55	0.77	0.11	0.00
VERMONT	663	4.98	2.87	0.60	1.51	0.60	0.45	274	8.75	4.38	1.09	3.28	1.09	0.36
NEW ENGLAND	**29,747**	**5.40**	**3.51**	**1.01**	**0.88**	**0.45**	**0.14**	**23,240**	**5.74**	**3.77**	**1.11**	**0.86**	**0.38**	**0.09**
NEW JERSEY	48,552	7.35	4.51	1.41	1.43	1.76	0.45	61,671	8.47	5.43	1.39	1.65	2.02	0.45
NEW YORK	46,243	7.58	5.58	1.25	0.75	0.55	0.08	74,197	9.04	6.49	1.50	1.05	1.07	0.12
PENNSYLVANIA	52,572	8.04	4.74	1.27	2.03	1.43	0.62	78,822	8.39	5.40	1.32	1.67	1.22	0.44
MID ATLANTIC	**147,367**	**7.67**	**4.93**	**1.31**	**1.43**	**1.26**	**0.40**	**214,690**	**8.69**	**5.78**	**1.40**	**1.45**	**1.40**	**0.33**
ILLINOIS	58,734	9.39	5.03	1.44	2.92	2.25	0.88	93,130	10.25	6.03	1.61	2.61	2.06	0.67
INDIANA	57,519	7.20	4.75	1.29	1.16	1.60	0.44	72,201	7.10	4.84	1.10	1.16	1.47	0.40
MICHIGAN	66,530	6.45	4.01	1.21	1.23	0.93	0.31	155,631	9.03	5.68	1.57	1.78	1.34	0.38
OHIO	79,993	7.67	4.64	1.25	1.78	1.82	0.36	81,314	7.36	4.59	1.16	1.61	1.50	0.32
WISCONSIN	16,327	6.26	3.58	0.89	1.79	1.49	0.43	24,919	7.10	3.90	1.14	2.06	2.24	0.46
E.N. CENTRAL	**279,103**	**7.56**	**4.53**	**1.27**	**1.76**	**1.64**	**0.48**	**427,195**	**8.54**	**5.30**	**1.40**	**1.84**	**1.60**	**0.44**
IOWA	14,780	6.17	3.54	0.78	1.85	1.58	0.37	17,097	5.77	3.30	0.93	1.54	1.24	0.40
KANSAS	17,392	5.51	3.54	0.99	0.98	0.85	0.24	14,368	5.11	3.22	0.94	0.95	0.86	0.21
MINNESOTA	50,044	4.54	2.83	0.74	0.97	0.62	0.16	69,256	4.23	2.60	0.65	0.98	0.80	0.18
MISSOURI	31,399	4.66	3.21	0.85	0.60	0.38	0.11	51,260	6.08	4.12	1.11	0.85	0.55	0.18
NEBRASKA	10,459	3.73	2.41	0.56	0.76	0.63	0.21	14,599	5.01	3.23	0.75	1.03	0.66	0.15
NORTH DAKOTA	805	3.61	1.99	0.75	0.87	0.62	0.12	2,387	5.70	2.18	0.71	2.81	1.81	0.34
SOUTH DAKOTA	2,792	2.44	1.76	0.14	0.54	0.47	0.11	6,165	2.42	1.33	0.39	0.70	0.42	0.11
W.N. CENTRAL	**127,671**	**4.77**	**3.04**	**0.78**	**0.95**	**0.70**	**0.18**	**175,127**	**5.02**	**3.17**	**0.84**	**1.01**	**0.76**	**0.20**
DELAWARE	5,696	5.58	3.63	0.93	1.02	0.39	0.18	8,493	5.69	3.96	0.93	0.80	0.38	0.25
D.C.	3,644	8.56	5.79	1.43	1.34	1.48	0.22	4,604	10.04	6.78	1.59	1.67	2.67	0.24
FLORIDA	120,531	5.01	3.24	0.85	0.92	0.53	0.19	189,627	6.03	4.15	0.98	0.90	0.52	0.15
GEORGIA	81,586	6.54	4.42	1.12	1.00	0.36	0.17	79,484	7.84	4.87	1.86	1.11	0.53	0.23
MARYLAND	51,961	5.05	3.48	0.84	0.73	0.51	0.12	44,133	5.60	3.68	1.03	0.89	0.89	0.15
N.C.	82,882	4.66	3.41	0.74	0.51	0.31	0.11	64,876	5.37	3.91	0.86	0.60	0.37	0.15
S.C.	40,029	5.70	4.19	0.89	0.62	0.57	0.30	49,751	7.56	5.46	1.20	0.90	0.80	0.35
VIRGINIA	123,600	3.87	2.81	0.57	0.49	0.18	0.05	77,338	4.87	3.50	0.76	0.61	0.26	0.06
W. VIRGINIA	2,231	5.65	4.03	0.90	0.72	0.45	0.27	2,099	5.63	4.34	0.67	0.62	0.33	0.14
S. ATLANTIC	**512,160**	**5.02**	**3.48**	**0.82**	**0.72**	**0.39**	**0.14**	**520,405**	**6.19**	**4.24**	**1.10**	**0.85**	**0.54**	**0.17**
ALABAMA	56,690	5.43	3.79	0.88	0.76	0.34	0.15	69,561	7.07	4.88	1.19	1.00	0.52	0.23
KENTUCKY	22,364	4.86	3.26	0.73	0.87	0.64	0.12	38,519	6.03	4.21	0.88	0.94	0.84	0.12
MISSISSIPPI	14,193	5.71	3.86	0.93	0.92	0.30	0.13	20,182	7.92	5.24	1.46	1.22	0.58	0.25
TENNESSEE	42,797	6.14	4.22	1.00	0.92	0.40	0.19	72,690	7.47	4.74	1.33	1.40	0.69	0.28
E.S. CENTRAL	**136,044**	**5.59**	**3.85**	**0.90**	**0.84**	**0.40**	**0.16**	**200,952**	**7.11**	**4.74**	**1.21**	**1.16**	**0.65**	**0.23**
ARKANSAS	14,130	7.22	4.43	1.25	1.54	0.42	0.14	15,746	6.57	4.22	1.07	1.28	0.46	0.13
LOUISIANA	37,753	4.62	3.29	0.78	0.55	0.34	0.13	44,679	5.97	4.20	1.04	0.73	0.38	0.14
OKLAHOMA	43,584	5.49	3.47	0.90	1.12	0.80	0.28	70,427	5.95	3.84	1.09	1.02	0.73	0.31
TEXAS	230,460	6.01	3.92	1.01	1.08	0.43	0.25	259,863	5.86	4.06	0.94	0.86	0.34	0.19
W.S. CENTRAL	**325,927**	**5.84**	**3.81**	**0.98**	**1.06**	**0.47**	**0.24**	**390,715**	**5.91**	**4.04**	**0.98**	**0.89**	**0.42**	**0.20**
ARIZONA	72,220	5.29	3.52	0.91	0.86	0.70	0.22	141,326	5.69	3.89	0.92	0.88	0.61	0.18
COLORADO	85,997	5.19	3.33	0.85	1.01	0.69	0.30	72,795	5.31	3.31	0.91	1.09	0.75	0.23
IDAHO	13,642	6.15	4.10	0.82	1.23	0.76	0.32	16,670	6.32	4.10	1.03	1.19	0.76	0.27
MONTANA	6,619	5.23	3.11	0.82	1.30	0.60	0.21	9,483	5.53	3.47	0.84	1.22	0.80	0.19
NEVADA	22,317	6.02	3.67	1.09	1.26	1.33	0.35	42,251	7.00	4.40	1.22	1.38	1.54	0.38
NEW MEXICO	8,334	3.61	2.89	0.49	0.23	0.10	0.05	14,590	4.52	3.38	0.76	0.38	0.10	0.08
UTAH	19,329	6.53	4.26	1.17	1.10	0.75	0.19	37,244	6.76	4.35	1.25	1.16	0.96	0.24
WYOMING	4,627	7.59	4.11	1.47	2.01	1.25	0.30	5,530	7.68	4.01	1.52	2.15	1.14	0.51
MOUNTAIN	**233,085**	**5.46**	**3.54**	**0.91**	**1.01**	**0.75**	**0.26**	**339,889**	**5.90**	**3.86**	**1.00**	**1.04**	**0.79**	**0.23**
ALASKA	4,317	4.25	2.90	0.63	0.72	0.14	0.12	3,812	4.40	3.33	0.52	0.55	0.10	0.00
CALIFORNIA	276,218	5.35	3.46	0.90	0.99	1.02	0.19	365,717	6.15	3.98	1.06	1.11	1.03	0.16
HAWAII	12,351	3.98	2.55	0.65	0.78	0.83	0.15	16,412	4.10	2.80	0.70	0.60	0.68	0.13
OREGON	10,408	5.42	3.46	0.89	1.07	1.08	0.53	31,375	5.44	3.65	0.75	1.04	0.98	0.38
WASHINGTON	57,754	6.20	3.78	1.08	1.34	1.37	0.39	117,395	5.17	3.51	0.76	0.90	0.80	0.21
PACIFIC	**361,048**	**5.43**	**3.47**	**0.92**	**1.04**	**1.06**	**0.23**	**534,711**	**5.81**	**3.81**	**0.96**	**1.04**	**0.96**	**0.18**
PUERTO RICO	23,234	9.17	6.35	1.79	1.03	1.82	0.62	84,936	7.46	5.32	1.42	0.72	1.06	0.47
NORTHEAST	**177,114**	**7.29**	**4.69**	**1.26**	**1.34**	**1.13**	**0.35**	**237,930**	**8.35**	**5.59**	**1.37**	**1.39**	**1.30**	**0.31**
NORTH CENTRAL	**406,774**	**6.69**	**4.06**	**1.12**	**1.51**	**1.34**	**0.39**	**602,322**	**7.51**	**4.68**	**1.23**	**1.60**	**1.36**	**0.37**
SOUTH	**974,131**	**5.37**	**3.64**	**0.88**	**0.85**	**0.42**	**0.18**	**1,112,072**	**6.26**	**4.26**	**1.08**	**0.92**	**0.52**	**0.19**
WEST	**594,133**	**5.45**	**3.50**	**0.92**	**1.03**	**0.94**	**0.24**	**874,600**	**5.85**	**3.83**	**0.98**	**1.04**	**0.89**	**0.20**
U.S. TOTAL	**2,286,186**	**5.79**	**3.77**	**0.97**	**1.05**	**0.79**	**0.25**	**3,069,365**	**6.58**	**4.35**	**1.11**	**1.12**	**0.86**	**0.24**
U.S. TOTAL (S.A.)	*NC*	*6.14*	*4.11*	*1.01*	*1.02*	*NC*	*0.23*	*NC*	*7.12*	*4.85*	*1.17*	*1.10*	*NC*	*0.23*

DATA ON 1- TO 4-UNIT RESIDENTIAL MORTGAGE LOANS AS OF MARCH 31, 1984 AND FOR 1st QUARTER, 1984

STATE, AREA AND CENSUS REGION	F.H.A. 235 and 237 LOANS							F.H.A. 248 LOANS						
	NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE		NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE	
		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER
CONNECTICUT	316	9.80	7.59	0.63	1.58	1.58	0.00	348	6.04	3.45	1.15	1.44	0.29	0.00
MAINE	462	8.01	4.98	2.16	0.87	1.30	0.00	2	0.00	0.00	0.00	0.00	0.00	0.00
MASSACHUSETTS	963	9.04	5.82	1.87	1.35	0.52	0.00	278	10.79	7.91	1.44	1.44	3.96	0.72
NEW HAMPSHIRE	143	5.60	2.10	2.10	1.40	0.70	0.00	36	13.89	8.33	5.56	0.00	2.78	0.00
RHODE ISLAND	184	6.52	4.89	1.09	0.54	0.00	0.00	251	5.58	3.98	0.80	0.80	0.00	0.00
VERMONT	1	0.00	0.00	0.00	0.00	0.00	0.00	26	0.00	0.00	0.00	0.00	0.00	0.00
NEW ENGLAND	**2,069**	**8.46**	**5.56**	**1.69**	**1.21**	**0.82**	**0.00**	**941**	**7.44**	**4.99**	**1.28**	**1.17**	**1.38**	**0.21**
NEW JERSEY	1,428	14.35	9.17	1.82	3.36	2.31	0.00	2,268	7.54	5.16	1.06	1.32	2.91	0.18
NEW YORK	3,364	9.22	6.54	1.40	1.28	1.19	0.03	805	7.33	4.97	1.49	0.87	1.37	0.12
PENNSYLVANIA	2,799	9.21	5.89	1.14	2.18	1.11	0.18	1,598	10.51	6.51	1.56	2.44	2.94	0.36
MID ATLANTIC	**7,591**	**10.18**	**6.80**	**1.38**	**2.00**	**1.37**	**0.08**	**4,671**	**8.53**	**5.59**	**1.31**	**1.63**	**2.65**	**0.24**
ILLINOIS	4,126	13.69	8.05	2.08	3.56	1.31	0.44	6,952	9.09	4.40	1.64	3.05	1.67	0.40
INDIANA	2,142	7.28	4.67	0.98	1.63	0.65	0.09	1,132	4.86	2.65	0.80	1.41	0.88	0.27
MICHIGAN	5,333	12.66	8.29	2.40	1.97	1.37	0.23	1,410	5.46	3.12	1.28	1.06	1.35	0.28
OHIO	5,954	6.66	4.08	1.29	1.29	0.87	0.18	1,792	7.98	4.63	1.23	2.12	1.17	0.28
WISCONSIN	1,837	9.96	6.42	1.74	1.80	3.32	0.44	1,918	6.89	3.08	1.15	2.66	1.46	0.16
E.N. CENTRAL	**19,392**	**10.19**	**6.37**	**1.77**	**2.05**	**1.31**	**0.26**	**13,204**	**7.86**	**3.95**	**1.40**	**2.51**	**1.47**	**0.33**
IOWA	1,027	9.93	6.91	1.46	1.56	0.58	0.19	1,816	7.65	3.25	1.21	3.19	0.66	0.11
KANSAS	439	9.80	4.78	2.51	2.51	1.59	0.23	1,670	3.90	2.40	0.78	0.72	1.02	0.00
MINNESOTA	1,645	7.18	5.17	1.28	0.73	0.43	0.06	6,751	4.43	2.77	0.73	0.93	0.96	0.09
MISSOURI	1,393	8.61	5.74	1.36	1.51	0.86	0.36	2,471	7.13	5.14	1.34	0.65	0.97	0.00
NEBRASKA	601	8.81	6.49	1.16	1.16	0.67	0.17	448	5.14	2.46	0.45	2.23	0.00	0.00
NORTH DAKOTA	210	6.18	3.33	0.95	1.90	0.00	0.00	99	17.17	3.03	2.02	12.12	7.07	1.01
SOUTH DAKOTA	2,407	0.58	0.46	0.00	0.12	0.00	0.00	811	2.72	1.48	0.25	0.99	0.12	0.12
W.N. CENTRAL	**7,722**	**6.00**	**4.07**	**0.97**	**0.96**	**0.47**	**0.13**	**14,066**	**5.26**	**3.12**	**0.87**	**1.27**	**0.90**	**0.07**
DELAWARE	126	12.69	9.52	0.79	2.38	2.38	0.79	32	3.13	3.13	0.00	0.00	0.00	0.00
D.C.	211	17.06	13.27	3.32	0.47	3.32	0.95	236	15.25	9.32	3.39	2.54	4.66	0.42
FLORIDA	13,378	9.82	6.45	1.77	1.60	0.43	0.14	12,124	7.38	5.39	0.94	1.05	0.82	0.22
GEORGIA	4,008	13.35	9.06	2.57	1.72	1.02	0.40	7,333	4.61	3.34	0.68	0.59	0.91	0.16
MARYLAND	1,759	9.10	6.37	1.76	0.97	1.48	0.00	4,764	6.49	4.64	1.07	0.78	1.13	0.00
N.C.	3,590	11.09	7.66	2.01	1.42	0.67	0.06	3,772	4.05	3.23	0.45	0.37	0.64	0.05
S.C.	3,072	14.36	9.99	2.51	1.86	0.88	0.16	1,889	4.18	2.75	0.85	0.58	0.69	0.21
VIRGINIA	2,983	10.43	7.14	1.51	1.78	0.50	0.03	7,820	4.99	3.61	0.77	0.61	0.49	0.01
W. VIRGINIA	109	7.34	7.34	0.00	0.00	0.00	0.00	4	0.00	0.00	0.00	0.00	25.00	0.00
S. ATLANTIC	**29,236**	**11.01**	**7.46**	**1.96**	**1.59**	**0.69**	**0.16**	**37,974**	**5.79**	**4.21**	**0.83**	**0.75**	**0.81**	**0.12**
ALABAMA	3,888	13.18	8.80	2.19	2.19	0.67	0.08	3,447	7.33	4.96	1.04	1.33	1.04	0.20
KENTUCKY	4,110	9.63	6.93	1.53	1.17	0.73	0.12	245	7.75	4.08	1.63	2.04	2.86	0.00
MISSISSIPPI	2,293	12.56	8.42	2.44	1.70	0.65	0.13	414	8.70	5.56	1.21	1.93	1.93	0.00
TENNESSEE	5,443	12.33	7.92	2.11	2.30	1.07	0.20	2,916	6.65	4.32	1.23	1.10	1.34	0.31
E.S. CENTRAL	**15,734**	**11.87**	**7.95**	**2.03**	**1.89**	**0.82**	**0.14**	**7,022**	**7.15**	**4.70**	**1.15**	**1.30**	**1.28**	**0.23**
ARKANSAS	587	12.60	9.03	1.70	1.87	1.36	0.17	37	10.82	5.41	0.00	5.41	0.00	0.00
LOUISIANA	5,677	8.98	6.22	1.46	1.30	0.41	0.11	718	4.60	3.20	0.84	0.56	0.42	0.00
OKLAHOMA	2,547	11.07	7.89	1.61	1.57	0.51	0.20	3,448	6.76	4.09	1.51	1.16	1.28	0.32
TEXAS	9,612	10.78	7.59	1.87	1.32	0.24	0.17	17,716	5.38	3.43	0.90	1.05	0.72	0.18
W.S. CENTRAL	**18,423**	**10.33**	**7.26**	**1.70**	**1.37**	**0.36**	**0.15**	**21,919**	**5.58**	**3.53**	**0.99**	**1.06**	**0.79**	**0.20**
ARIZONA	4,192	11.67	8.23	1.77	1.67	0.57	0.07	11,010	7.49	4.67	1.37	1.45	1.02	0.13
COLORADO	1,308	9.33	6.35	1.15	1.83	1.15	0.23	12,308	5.78	3.47	1.01	1.30	0.84	0.09
IDAHO	948	11.18	7.17	2.43	1.58	0.63	0.32	2,279	5.49	3.51	1.01	0.97	1.23	0.13
MONTANA	308	11.36	7.79	1.62	1.95	0.97	0.97	511	6.07	2.74	0.59	2.74	1.17	0.00
NEVADA	1,708	14.23	9.31	2.11	2.81	0.50	0.12	2,653	8.17	4.86	1.39	1.92	2.11	0.15
NEW MEXICO	595	12.77	8.40	2.52	1.85	0.67	0.84	568	2.99	2.11	0.53	0.35	0.18	0.00
UTAH	4,437	7.43	5.27	1.46	0.70	0.45	0.14	6,421	8.09	4.70	1.57	1.82	1.29	0.31
WYOMING	98	14.28	11.22	1.02	2.04	0.00	0.00	240	7.92	3.75	1.25	2.92	2.08	0.00
MOUNTAIN	**13,594**	**10.40**	**7.16**	**1.72**	**1.52**	**0.60**	**0.18**	**35,990**	**6.85**	**4.13**	**1.24**	**1.48**	**1.10**	**0.14**
ALASKA	12	8.33	8.33	0.00	0.00	0.00	0.00	815	5.16	4.17	0.25	0.74	0.37	0.00
CALIFORNIA	8,630	13.29	8.63	2.34	2.32	1.23	0.12	37,815	7.58	5.01	1.31	1.26	1.53	0.08
HAWAII	1,070	12.70	9.53	1.96	1.21	1.31	0.56	1,197	5.10	2.51	1.84	0.75	1.42	0.08
OREGON	654	11.77	7.49	1.53	2.75	0.46	0.00	1,922	7.23	3.95	0.99	2.29	1.98	0.16
WASHINGTON	3,873	11.34	7.36	1.60	2.38	0.98	0.31	13,273	6.52	3.86	1.12	1.54	1.42	0.20
PACIFIC	**14,239**	**12.64**	**8.30**	**2.07**	**2.27**	**1.13**	**0.20**	**55,022**	**7.23**	**4.63**	**1.25**	**1.35**	**1.50**	**0.11**
PUERTO RICO	5,153	14.26	9.84	2.91	1.51	1.69	1.11	10	0.00	0.00	0.00	0.00	0.00	0.00
NORTHEAST	**9,660**	**9.81**	**6.53**	**1.45**	**1.83**	**1.25**	**0.06**	**5,612**	**8.34**	**5.49**	**1.30**	**1.55**	**2.44**	**0.23**
NORTH CENTRAL	**27,114**	**9.00**	**5.71**	**1.55**	**1.74**	**1.07**	**0.22**	**27,270**	**6.52**	**3.52**	**1.13**	**1.87**	**1.17**	**0.19**
SOUTH	**63,393**	**11.02**	**7.52**	**1.90**	**1.60**	**0.63**	**0.15**	**66,915**	**5.87**	**4.04**	**0.92**	**0.91**	**0.85**	**0.16**
WEST	**27,833**	**11.55**	**7.75**	**1.90**	**1.90**	**0.87**	**0.19**	**91,012**	**7.07**	**4.43**	**1.24**	**1.40**	**1.34**	**0.12**
U.S. TOTAL	**139,875**	**10.66**	**7.18**	**1.82**	**1.66**	**0.82**	**0.20**	**194,217**	**6.58**	**4.18**	**1.11**	**1.29**	**1.17**	**0.15**
U.S. TOTAL (S.A.)	*NC*	*11.93*	*8.28*	*1.95*	*1.69*	*NC*	*0.19*	*NC*	*n.a.*	*n.a.*	*n.a.*	*n.a.*	*NC*	*n.a.*

MORTGAGE BANKERS ASSOCIATION OF AMERICA

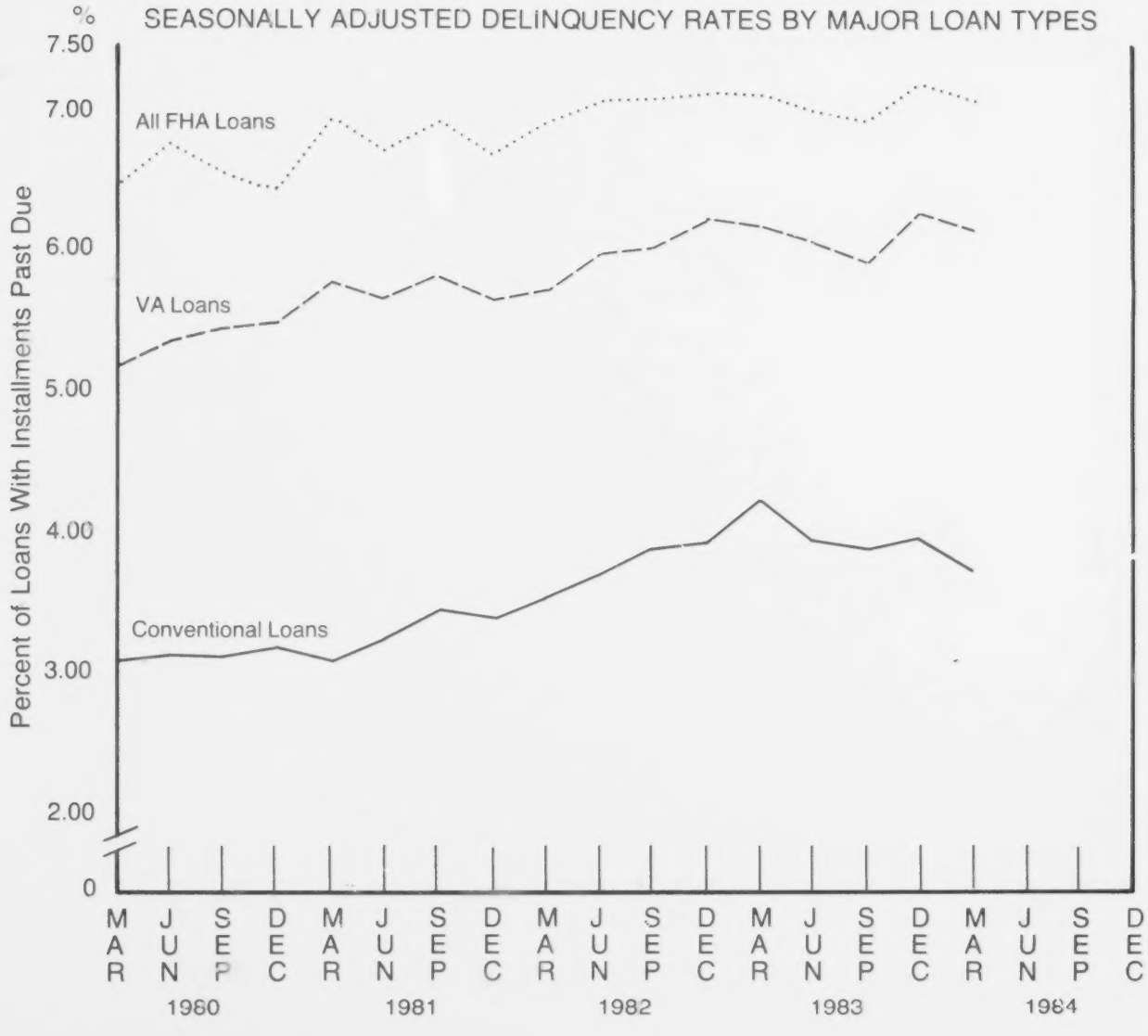
NATIONAL DELINQUENCY SURVEY OF 1- TO 4-UNIT RESIDENTIAL MORTGAGE LOANS
MARCH 31, 1984

CENSUS REGION	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE														PERCENT OF LOANS FORECLOSURES STARTED DURING QUARTER		
	TOTAL PAST DUE			30 DAYS			60 DAYS			90 DAYS OR MORE			90 DAYS OR MORE (S.A.)				
		CHANGE FROM			CHANGE FROM			CHANGE FROM			CHANGE FROM			CHANGE FROM		CHANGE FROM	
	CURR. QTR.	YR. AGO	QTR. AGO	CURR. QTR.	YR. AGO	QTR. AGO	CURR. QTR.	YR. AGO	QTR. AGO	CURR. QTR.	YR. AGO	QTR. AGO	CURR. QTR.	QTR. AGO	CURR. QTR.	YR. AGO	QTR. AGO
CONVENTIONAL LOANS																	
Northeast	3.86	(1.50)	(0.78)	2.70	(1.02)	(0.76)	0.67	(0.26)	(0.04)	0.49	(0.21)	0.02	0.47	0.01	0.07	(0.02)	0.00
North Central	3.40	(0.01)	(0.71)	2.16	(0.02)	(0.61)	0.59	(0.02)	(0.09)	0.65	0.03	(0.01)	0.67	0.01	0.14	(0.06)	(0.01)
South	3.17	0.43	0.00	2.14	0.24	(0.08)	0.57	0.12	0.06	0.46	0.07	0.02	0.42	0.00	0.14	0.00	(0.01)
West	3.94	(0.48)	(0.31)	2.47	(0.29)	(0.27)	0.75	(0.05)	(0.01)	0.72	(0.13)	(0.02)	0.66	(0.07)	0.18	0.03	(0.10)
U.S. Total	**3.61**	**(0.52)**	**(0.43)**	**2.37**	**(0.36)**	**(0.42)**	**0.65**	**(0.08)**	**(0.02)**	**0.59**	**(0.09)**	**0.00**	—	—	**0.14**	**(0.01)**	**(0.03)**
U.S. Total (s.a.)	*3.69*	—	*(0.14)*	*2.47*	—	*(0.16)*	*0.65*	—	*0.01*	*0.57*	—	*0.01*	*0.57*	*0.01*	*0.13*	—	*(0.04)*
V.A. LOANS																	
Northeast	7.29	(1.30)	(1.72)	4.69	(1.10)	(1.49)	1.26	(0.26)	(0.25)	1.34	0.05	0.02	1.21	(0.07)	0.35	0.11	(0.01)
North Central	6.69	0.18	(2.07)	4.06	(0.02)	(1.61)	1.12	(0.02)	(0.31)	1.51	0.21	(0.15)	1.48	(0.08)	0.39	0.00	0.06
South	5.37	0.42	(0.76)	3.64	0.18	(0.74)	0.88	0.05	(0.09)	0.85	0.19	0.07	0.81	0.10	0.18	(0.02)	(0.02)
West	5.45	(0.22)	(0.95)	3.50	(0.18)	(0.77)	0.92	(0.10)	(0.11)	1.03	0.05	(0.08)	1.00	(0.04)	0.24	0.01	(0.03)
U.S. Total	**5.79**	**0.00**	**(1.09)**	**3.77**	**(0.09)**	**(0.95)**	**0.97**	**(0.04)**	**(0.14)**	**1.05**	**0.13**	**(0.01)**	—	—	**0.25**	**0.00**	**0.00**
U.S. Total (s.a.)	*6.14*	—	*(0.11)*	*4.11*	—	*(0.14)*	*1.01*	—	*(0.01)*	*1.02*	—	*0.04*	*1.02*	*0.04*	*0.23*	—	*(0.01)*
ALL FHA LOANS																	
Northeast	8.35	(1.61)	(2.05	5.59	(1.21)	(1.76)	1.37	(0.32)	(0.26)	1.39	(0.08)	(0.04)	1.27	(0.10)	0.31	0.06	0.01
North Central	7.51	0.24	(2.24)	4.68	(0.07)	(1.78)	1.23	0.07	(0.30)	1.60	0.24	(0.16)	1.58	(0.06)	0.37	(0.02)	0.05
South	6.26	0.41	(1.16)	4.26	0.18	(1.11)	1.08	0.07	(0.05)	0.92	0.17	0.00	0.87	0.02	0.19	(0.03)	(0.03)
West	5.85	(0.41)	(1.25)	3.83	(0.26)	(0.96)	0.98	(0.12)	(0.15)	1.04	(0.03)	(0.14)	0.98	(0.13)	0.20	(0.02)	(0.03)
U.S. Total	**6.58**	**(0.05)**	**(1.41)**	**4.35**	**(0.12)**	**(1.20)**	**1.11**	**(0.03)**	**(0.15)**	**1.12**	**0.09**	**(0.06)**	—	—	**0.24**	**(0.03)**	**(0.01)**
U.S. Total (s.a.)	*7.12*	—	*(0.10)*	*4.85*	—	*(0.11)*	*1.17*	—	*0.01*	*1.10*	—	*0.00*	*1.10*	*0.00*	*0.23*	—	*(0.01)*
FHA LOANS (excluding 235 and 237)																	
Northeast	8.66	(1.42)	(1.18)	5.63	(1.21)	(1.19)	1.41	(0.33)	(0.05)	1.62	0.12	0.06	1.47	0.00	0.22	(0.04)	0.02
North Central	7.61	0.51	(2.02)	4.63	0.07	(1.59)	1.24	0.13	(0.27)	1.74	0.31	(0.14)	1.75	0.02	0.37	0.02	0.05
South	5.83	0.30	(1.00)	3.96	0.08	(0.98)	1.01	0.06	(0.03)	0.86	0.16	0.00	0.82	0.02	0.16	(0.05)	(0.04)
West	5.66	(0.42)	(1.16)	3.71	(0.27)	(0.93)	0.94	(0.12)	(0.12)	1.01	(0.03)	(0.11)	0.95	(0.11)	0.20	(0.02)	(0.04)
U.S. Total	**6.32**	**(0.06)**	**(1.20)**	**4.15**	**(0.15)**	**(1.06)**	**1.06**	**(0.03)**	**(0.11)**	**1.11**	**0.11**	**(0.03)**	—	—	**0.22**	**(0.04)**	**(0.02)**
U.S. Total (s.a.)	*6.78*	—	*(0.08)*	*4.59*	—	*(0.10)*	*1.11*	—	*0.01*	*1.08*	—	*0.01*	*1.08*	*0.01*	*0.20*	—	*(0.03)*
FHA LOANS (Section 235 and 237)																	
Northeast	9.81	(2.49)	(7.59)	6.53	(1.46)	(4.55)	1.45	(0.81)	(1.24)	1.83	(0.22)	(1.80)	1.72	(1.96)	0.06	(0.02)	(0.01)
North Central	9.00	(1.70)	(5.27)	5.71	(1.50)	(3.83)	1.55	(0.39)	(0.77)	1.74	0.18	(0.67)	1.77	(0.42)	0.22	(0.18)	(0.08)
South	11.02	0.75	(1.91)	7.52	0.49	(1.92)	1.90	0.05	(0.07)	1.60	0.21	0.08	1.58	0.14	0.15	(0.24)	(0.11)
West	11.55	(1.23)	(3.56)	7.75	(0.21)	(1.79)	1.90	(0.66)	(0.80)	1.90	(0.36)	(0.98)	1.82	(0.85)	0.19	(0.21)	(0.07)
U.S. Total	**10.66**	**(0.40)**	**(2.90)**	**7.18**	**(0.14)**	**(2.21)**	**1.82**	**(0.30)**	**(0.38)**	**1.66**	**0.04**	**(0.31)**	—	—	**0.20**	**(0.21)**	**(0.07)**
U.S. Total (s.a.)	*11.93*	—	*(0.24)*	*8.28*	—	*0.05*	*1.96*	—	*(0.09)*	*1.69*	—	*(0.20)*	*1.69*	*(0.20)*	*0.19*	—	*(0.06)*
FHA 245 LOANS																	
Northeast	8.34	2.49	(0.09)	5.49	1.88	(0.33)	1.30	0.01	(0.14)	1.55	0.60	0.38	—	—	0.23	0.23	0.16
North Central	6.52	0.57	(0.88)	3.52	0.03	(0.75)	1.13	0.17	0.06	1.87	0.37	(0.18)	—	—	0.19	(0.13)	(0.02)
South	5.87	1.06	(0.25)	4.04	0.67	(0.19)	0.92	0.07	(0.04)	0.91	0.31	(0.02)	—	—	0.16	0.01	(0.12)
West	7.07	(0.82)	(1.02)	4.43	(0.49)	(0.75)	1.24	(0.22)	(0.08)	1.40	(0.11)	(0.21)	—	—	0.12	(0.07)	(0.03)
U.S. Total	**6.58**	**(0.03)**	**(0.65)**	**4.18**	**(0.02)**	**(0.51)**	**1.11**	**(0.09)**	**(0.04)**	**1.29**	**0.07**	**(0.10)**	—	—	**0.15**	**(0.05)**	**(0.05)**
U.S. Total (s.a.)	*n.a.*	—	—	*n.a.*	—	—	*n.a.*	—	—	*n.a.*	—	—	—	—	*n.a.*	—	—

*Seasonally adjusted series for 90 days or more and U.S. Totals, are not available.

MORTGAGE BANKERS ASSOCIATION OF AMERICA

NATIONAL DELINQUENCY SURVEY OF 1-4 UNIT RESIDENTIAL MORTGAGE LOANS
MARCH 31, 1984



SURVEY INFORMATION AND NOTES

1. This survey includes over 8.8 million mortgage loans on 1- to 4-unit residential properties totaling an estimated $267.9 billion of debt. These loans are serviced by more than 490 reporters, including mortgage bankers, commercial banks, savings banks, savings and loan associations, and life insurance companies.
2. A loan is considered 30 days delinquent if the March 1 installment has not been paid as of March 31. A loan is 60 days delinquent if the February 1 installment is unpaid as of March 31, etc.
3. "Foreclosure started during quarter" includes loans placed in the process of foreclosure during first quarter, deeds in lieu of foreclosure, and loans assigned to FHA, VA, other insurers or investors. "Foreclosure inventory end of quarter" includes all loans in process of foreclosure on March 31. Both foreclosure categories are excluded from "total installments past due."
4. Not all reporters provide data on FHA loans by section, thus, the sum of the two types of FHA loan breakdowns will not necessarily equal the number of all FHA loans reported.
5. National totals include Puerto Rico loans and loans of firms not providing state-by-state data.
6. s.a.—seasonally adjusted data.
7. nc—not calculated.
8. Series does not exhibit stable seasonal patterns.

CENSUS REGIONS

Annual subscription for nonmember firms is $25.00

BEST AVAILABLE COPY

BEST AVAILABLE COPY

A6450-1

National Delinquency Survey

Prepared by the MBA Economics Department
August 31, 1984

Mortgage Bankers Association of America

1125 FIFTEENTH STREET, N.W. • WASHINGTON, D.C. 20005

DATA FOR JUNE 30, 1984
AND FOR 2nd QUARTER 1984

The national delinquency rate for all types of mortgage loans on one- to four-unit residential property remained essentially flat during the second quarter of 1984. At the end of this period, it stood at 5.46 percent, which represents a decline of two basis points. However, the rate at the end of the second quarter was 30 basis points below the peak rate of 5.76 percent, which occurred in the first quarter of 1983. Both conventional and government-backed loans contributed to the improvement in mortgage delinquency rates during the second quarter. The largest decline was in FHA-insured loans, where the delinquency rate fell from 7.12 percent to 6.99 percent, a drop of 13 basis points. The delinquency rate for other types of mortgages declined only slightly. The VA-guaranteed mortgage loan delinquency rate slipped two basis points to 6.12 percent, while the delinquency rate on conventional loans fell three basis points, moving from 3.69 percent to 3.66 percent.

Breaking the overall mortgage delinquency rate into its component parts reveals that all of the decline can be attributed to the two payments past due category. The percentage of loans that were 60 days late dropped five basis points to 0.87 percent during the second quarter. The delinquency rate for mortgage loans that were overdue by 90 days or more registered no change from its peak level of 0.87 percent, found in the first quarter of 1984, and the percentage of loans that were one payment past due increased slightly to 3.72 percent, compared with a rate of 3.69 percent in the previous quarter.

TEXT NUMBERS ARE SEASONALLY ADJUSTED UNLESS OTHERWISE NOTED.

In line with the drop in delinquency rates, the share of residential mortgage loans in the process of foreclosure declined to an unadjusted rate of 0.63 percent in the second quarter. This rate is five basis points below the first quarter's rate of 0.68 percent. The percentage of VA-guaranteed and FHA-insured loans in foreclosure at the end of the quarter declined six basis points, to 0.73 percent and 0.80 percent respectively. The share of conventional loans in the process of foreclosure improved as well, but by only three basis points, to 0.42 percent.

However, the rate of foreclosures initiated increased modestly, or by two basis points, to 0.21 percent during the second quarter. This increase follows four consecutive quarterly declines. The largest gain was in the conventional loans category, where the rate of foreclosures started went from 0.13 percent to 0.16 percent. The government-backed loans category registered somewhat smaller increases. The number of foreclosures started in the FHA-insured group went up two basis points to 0.25 percent, and the VA-guaranteed rate rose by only one basis point to 0.24 percent.

On a regional basis, most areas of the country followed the national trend and had delinquency rates in the second quarter of 1984 that were below the levels reported for the same quarter last year. Regional delinquency rates are not seasonally adjusted. The Western region registered the sharpest decline, falling 33 basis points over the twelve month period, or from 5.10 percent to 4.77 percent. This was followed by the Northeast, where delinquency rates dropped from 5.61 percent in the second quarter of 1983, to 5.39 percent, a decline of 22 basis points. The North Central region improved only slightly during this period. A year ago this region reported a delinquency rate of 6.10 percent; currently the rate is 6.05 percent. The one region where delinquency rates rose over the past twelve months is the South, and that increase was a minimal two basis points. This placed the delinquency rate for the South at 4.78 percent for the current quarter, compared with a rate of 4.76 percent for the second quarter of 1983.

With the economy as measured by real GNP, growing at an annual rate of 7.6 percent in the second quarter, the outlook for mortgage delinquency and foreclosure rates remains bright for the rest of 1984. The index of industrial production and the capacity utilization rate rose during the second quarter. In addition, there has been a 70 basis point drop in the unemployment rate. These trends were accompanied by a substantial increase in personal income over the same period. Overall, this could mean that for the near term delinquency and foreclosure rates should continue to decline.

DELINQUENCY RATES OF 1- TO 4-UNIT RESIDENTIAL MORTGAGE LOANS
Seasonally Adjusted

END OF QTR	ALL LOANS					CONVENTIONAL LOANS					VA LOANS					ALL FHA LOANS				
	PERCENT OF LOANS																			
	Total Past Due	Installments Past Due			Fcls started	Total Past Due	Installments Past Due			Fcls * started	Total Past Due	Installments Past Due			Fcls started	Total Past Due	Installments Past Due			Fcls started
		30 Days	60 Days	90 Days or more			30 Days	60 Days	90 Days or more			30 Days	60 Days	90 Days or more			30 Days	60 Days	90 Days or more	
1982																				
1st	5.31	3.71	0.90	0.70	0.20	3.50	2.49	0.59	0.42	0.13	5.70	3.92	0.99	0.79	0.22	6.87	4.80	1.15	0.92	0.25
2nd	5.50	3.80	0.95	0.75	0.20	3.66	2.54	0.64	0.48	0.12	5.95	4.06	1.04	0.86	0.22	7.02	4.85	1.21	0.96	0.25
3rd	5.56	3.82	0.95	0.79	0.22	3.81	2.63	0.66	0.52	0.14	5.96	4.04	1.03	0.89	0.24	7.11	4.93	1.20	0.98	0.28
4th	5.73	3.93	0.97	0.83	0.22	3.85	2.66	0.65	0.54	0.14	6.18	4.19	1.06	0.93	0.24	7.19	4.93	1.19	1.07	0.29
1983																				
1st	5.76	3.94	0.98	0.84	0.20	4.23	2.85	0.73	0.65	0.14	6.17	4.22	1.05	0.90	0.23	7.19	4.98	1.20	1.01	0.25
2nd	5.58	3.82	0.93	0.83	0.23	3.88	2.66	0.65	0.57	0.16	6.03	4.09	1.02	0.92	0.26	6.96	4.79	1.15	1.02	0.28
3rd	5.34	3.62	0.88	0.84	0.22	3.61	2.46	0.61	0.54	0.16	5.88	3.93	0.99	0.96	0.24	6.87	4.69	1.12	1.06	0.26
4th	5.68	3.90	0.93	0.85	0.21	3.83	2.63	0.64	0.56	0.17	6.25	4.25	1.02	0.98	0.24	9.22	4.96	1.16	1.10	0.24
1984																				
1st	5.48	3.69	0.92	0.87	0.19	3.69	2.47	0.65	0.57	0.13	6.14	4.11	1.01	1.02	0.23	7.12	4.85	1.17	1.10	0.23
2nd	5.46	3.72	0.87	0.87	0.21	3.66	2.48	0.61	0.57	0.16	6.12	4.15	0.96	1.01	0.24	6.99	4.79	1.09	1.11	0.25

MORTGAGE BANKERS ASSOCIATION OF AMERICA

STATE, AREA AND CENSUS REGION	ALL LOANS							CONVENTIONAL LOANS						
	NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE		NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE	
		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER
CONNECTICUT	120,723	4.58	2.59	1.26	0.73	0.30	0.10	98,401	4.47	2.42	1.32	0.73	0.26	0.10
MAINE	28,856	4.65	3.32	0.85	0.48	0.36	0.11	22,956	4.29	3.01	0.81	0.47	0.33	0.10
MASSACHUSETTS	71,176	3.44	2.48	0.58	0.38	0.21	0.07	47,168	1.90	1.32	0.35	0.23	0.08	0.04
NEW HAMPSHIRE	16,867	3.38	2.58	0.59	0.21	0.11	0.07	10,994	2.17	1.72	0.34	0.11	0.08	0.07
RHODE ISLAND	8,935	3.41	2.51	0.50	0.40	0.21	0.17	5,807	3.95	3.13	0.46	0.36	0.19	0.21
VERMONT	1,096	5.38	3.01	0.82	1.55	1.09	0.46	154	2.60	1.30	0.65	0.65	0.65	0.00
NEW ENGLAND	**247,653**	**4.13**	**2.64**	**0.94**	**0.55**	**0.27**	**0.09**	**185,480**	**3.63**	**2.19**	**0.92**	**0.52**	**0.21**	**0.09**
NEW JERSEY	237,818	4.80	3.26	0.78	0.76	0.88	0.23	135,112	2.74	2.01	0.46	0.27	0.32	0.06
NEW YORK	400,472	5.90	4.52	0.89	0.49	0.42	0.08	272,567	4.66	3.66	0.67	0.33	0.18	0.04
PENNSYLVANIA	270,561	6.31	4.15	0.90	1.26	0.83	0.29	141,319	3.93	2.59	0.55	0.79	0.34	0.10
MID ATLANTIC	**908,851**	**5.73**	**4.08**	**0.86**	**0.79**	**0.66**	**0.18**	**548,998**	**4.01**	**2.98**	**0.59**	**0.44**	**0.25**	**0.06**
ILLINOIS	213,779	8.10	4.93	1.23	1.94	1.60	0.35	51,318	2.68	1.67	0.40	0.61	0.47	0.11
INDIANA	199,950	6.16	4.43	0.92	0.81	1.11	0.29	66,428	3.08	2.36	0.38	0.34	0.40	0.13
MICHIGAN	410,436	6.37	4.32	1.00	1.05	0.68	0.20	194,281	3.25	2.28	0.51	0.46	0.23	0.12
OHIO	277,391	6.98	4.50	1.08	1.40	1.25	0.21	106,870	4.42	2.61	0.72	1.09	0.78	0.15
WISCONSIN	71,317	5.38	3.03	0.88	1.47	1.35	0.33	29,765	3.70	2.01	0.70	0.99	0.58	0.20
E.N. CENTRAL	**1,172,873**	**6.73**	**4.41**	**1.04**	**1.28**	**1.10**	**0.25**	**448,662**	**3.46**	**2.28**	**0.54**	**0.64**	**0.44**	**0.13**
IOWA	56,698	4.24	2.50	0.64	1.10	0.81	0.23	26,443	2.63	1.45	0.48	0.70	0.19	0.09
KANSAS	44,211	5.06	3.30	0.89	0.87	0.87	0.30	11,540	3.52	2.15	0.62	0.75	1.14	0.30
MINNESOTA	173,915	3.87	2.49	0.55	0.83	0.67	0.19	57,836	2.86	1.81	0.41	0.64	0.58	0.15
MISSOURI	103,934	5.01	3.58	0.79	0.64	0.37	0.17	18,503	2.18	1.51	0.33	0.34	0.28	0.15
NEBRASKA	49,792	3.65	2.50	0.56	0.59	0.61	0.18	25,295	2.37	1.75	0.37	0.25	0.64	0.15
NORTH DAKOTA	3,328	6.21	2.85	0.69	2.67	1.77	0.63	795	3.65	2.26	0.38	1.01	0.38	0.13
SOUTH DAKOTA	12,254	1.95	1.18	0.26	0.51	0.36	0.20	3,775	0.80	0.61	0.03	0.16	0.16	0.11
W.N. CENTRAL	**444,132**	**4.23**	**2.79**	**0.64**	**0.80**	**0.63**	**0.20**	**144,187**	**2.64**	**1.69**	**0.41**	**0.54**	**0.51**	**0.15**
DELAWARE	28,835	3.90	2.66	0.68	0.56	0.24	0.12	15,394	2.62	1.59	0.50	0.53	0.12	0.05
D.C.	10,395	7.48	5.07	1.43	0.98	1.66	0.27	2,573	4.82	2.72	1.17	0.93	0.93	0.27
FLORIDA	558,576	3.96	2.87	0.57	0.52	0.53	0.23	232,136	2.23	1.56	0.29	0.38	0.51	0.22
GEORGIA	222,452	5.21	3.78	0.82	0.61	0.35	0.21	48,604	2.62	1.93	0.42	0.27	0.22	0.13
MARYLAND	169,224	3.98	2.88	0.61	0.49	0.42	0.12	74,392	2.32	1.68	0.35	0.29	0.16	0.07
N.C.	178,055	4.29	3.31	0.58	0.40	0.28	0.12	35,981	2.35	1.87	0.30	0.18	0.16	0.05
S.C.	101,751	5.78	4.32	0.81	0.65	0.64	0.26	14,889	2.76	1.99	0.43	0.34	0.36	0.11
VIRGINIA	290,301	3.77	2.87	0.54	0.36	0.16	0.04	89,530	3.36	2.57	0.51	0.28	0.05	0.03
W. VIRGINIA	7,786	5.11	3.47	0.90	0.74	0.15	0.12	3,507	4.28	2.88	0.63	0.77	0.00	0.11
S. ATLANTIC	**1,567,375**	**4.29**	**3.16**	**0.63**	**0.50**	**0.40**	**0.17**	**517,006**	**2.53**	**1.83**	**0.37**	**0.33**	**0.31**	**0.14**
ALABAMA	187,734	5.39	3.96	0.77	0.66	0.28	0.21	40,381	3.76	3.03	0.40	0.33	0.23	0.11
KENTUCKY	71,298	5.23	3.83	0.77	0.63	0.72	0.14	11,793	2.72	1.98	0.44	0.30	0.24	0.07
MISSISSIPPI	58,105	5.81	4.18	0.85	0.78	0.46	0.37	17,961	4.06	2.96	0.60	0.50	0.64	0.66
TENNESSEE	162,277	6.43	4.44	0.95	1.04	0.41	0.19	40,554	3.65	3.02	0.31	0.32	0.21	0.11
E.S. CENTRAL	**479,414**	**5.77**	**4.13**	**0.84**	**0.80**	**0.41**	**0.21**	**110,689**	**3.66**	**2.90**	**0.41**	**0.35**	**0.29**	**0.20**
ARKANSAS	37,100	5.11	3.31	0.71	1.09	0.43	0.11	6,204	2.70	1.63	0.39	0.68	0.27	0.11
LOUISIANA	161,085	4.93	3.75	0.68	0.50	0.33	0.11	50,140	3.38	2.63	0.38	0.37	0.29	0.08
OKLAHOMA	152,053	5.20	3.49	0.77	0.94	0.76	0.26	38,624	4.03	2.43	0.56	1.04	0.83	0.31
TEXAS	734,126	5.07	3.56	0.75	0.76	0.33	0.20	220,193	3.37	2.35	0.47	0.55	0.25	0.16
W.S. CENTRAL	**1,084,364**	**5.07**	**3.57**	**0.74**	**0.76**	**0.40**	**0.20**	**315,161**	**3.44**	**2.39**	**0.47**	**0.58**	**0.33**	**0.17**
ARIZONA	287,480	4.49	3.19	0.68	0.62	0.58	0.22	71,319	2.76	1.90	0.46	0.40	0.63	0.19
COLORADO	255,874	5.00	3.25	0.81	0.94	0.68	0.22	86,440	3.58	2.32	0.57	0.69	0.58	0.17
IDAHO	54,210	5.23	3.48	0.86	0.89	0.60	0.25	23,855	4.31	2.87	0.79	0.65	0.39	0.16
MONTANA	17,072	5.02	3.21	0.74	1.07	0.62	0.27	2,716	3.10	2.14	0.52	0.44	0.11	0.00
NEVADA	71,902	6.20	4.07	1.03	1.10	1.23	0.40	11,530	4.27	2.63	0.83	0.81	1.03	0.28
NEW MEXICO	41,072	3.77	2.85	0.56	0.36	0.21	0.07	9,299	3.29	2.40	0.49	0.40	0.53	0.11
UTAH	66,581	6.64	4.71	0.95	0.98	1.01	0.24	17,638	5.33	3.61	0.74	0.98	1.19	0.28
WYOMING	12,233	8.40	4.70	1.40	2.30	1.38	0.48	3,072	7.94	4.26	1.04	2.64	2.08	0.68
MOUNTAIN	**806,424**	**5.06**	**3.44**	**0.79**	**0.83**	**0.70**	**0.24**	**225,869**	**3.61**	**2.39**	**0.59**	**0.63**	**0.66**	**0.19**
ALASKA	16,575	2.97	2.14	0.37	0.46	0.15	0.07	10,945	2.65	1.89	0.32	0.44	0.15	0.03
CALIFORNIA	1,259,149	4.82	3.26	0.79	0.77	0.80	0.21	554,953	3.78	2.44	0.71	0.63	0.69	0.22
HAWAII	71,822	3.48	2.28	0.55	0.65	0.63	0.15	47,888	3.42	2.13	0.55	0.74	0.55	0.15
OREGON	95,055	4.51	3.11	0.72	0.68	0.88	0.25	54,488	3.97	2.85	0.63	0.49	0.70	0.17
WASHINGTON	312,861	4.32	2.93	0.74	0.65	0.66	0.23	146,137	3.02	2.08	0.54	0.40	0.43	0.16
PACIFIC	**1,755,462**	**4.64**	**3.14**	**0.76**	**0.74**	**0.76**	**0.22**	**814,411**	**3.63**	**2.38**	**0.66**	**0.59**	**0.63**	**0.20**
PUERTO RICO	134,771	9.96	6.98	1.86	1.12	1.20	0.64	27,475	10.82	7.40	2.07	1.35	1.72	1.19
NORTHEAST	**1,156,504**	**5.39**	**3.77**	**0.88**	**0.74**	**0.58**	**0.16**	**734,478**	**3.91**	**2.78**	**0.67**	**0.46**	**0.24**	**0.06**
NORTH CENTRAL	**1,617,005**	**6.05**	**3.97**	**0.93**	**1.15**	**0.97**	**0.24**	**592,849**	**3.27**	**2.14**	**0.51**	**0.62**	**0.46**	**0.14**
SOUTH	**3,131,153**	**4.78**	**3.45**	**0.70**	**0.63**	**0.40**	**0.19**	**942,856**	**2.96**	**2.14**	**0.40**	**0.42**	**0.32**	**0.15**
WEST	**2,561,886**	**4.77**	**3.23**	**0.77**	**0.77**	**0.74**	**0.22**	**1,040,280**	**3.62**	**2.38**	**0.64**	**0.60**	**0.64**	**0.20**
U.S. TOTAL	**9,198,289**	**5.14**	**3.55**	**0.80**	**0.79**	**0.63**	**0.21**	**3,597,722**	**3.43**	**2.38**	**0.57**	**0.54**	**0.42**	**0.15**
U.S. TOTAL (S.A.)	*NC*	*5.46*	*3.72*	*0.87*	*0.87*	*NC*	*0.21*	*NC*	*3.66*	*2.48*	*0.61*	*0.57*	*NC*	*0.16*

NATIONAL DELINQUENCY SURVEY
OF 1- TO 4-UNIT RESIDENTIAL MORTGAGE LOANS

STATE, AREA AND CENSUS REGION	VA LOANS							ALL FHA LOANS						
	NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE		NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE	
		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER
CONNECTICUT	11,462	4.54	2.91	0.91	0.72	0.54	0.10	10,860	5.70	3.83	1.14	0.73	0.45	0.06
MAINE	4,022	5.75	4.45	0.80	0.50	0.47	0.20	1,878	6.55	4.58	1.44	0.53	0.53	0.11
MASSACHUSETTS	11,874	5.00	3.47	0.91	0.62	0.43	0.10	12,134	7.90	6.02	1.16	0.72	0.48	0.16
NEW HAMPSHIRE	3,861	6.35	4.53	1.35	0.47	0.10	0.03	2,012	4.28	3.53	0.50	0.25	0.25	0.10
RHODE ISLAND	1,512	2.11	0.79	0.66	0.66	0.26	0.07	1,616	2.67	1.86	0.50	0.31	0.25	0.12
VERMONT	664	5.41	3.31	0.90	1.20	0.90	0.45	278	6.84	3.24	0.72	2.88	1.80	0.72
NEW ENGLAND	**33,395**	**4.97**	**3.40**	**0.93**	**0.64**	**0.44**	**0.11**	**28,778**	**6.41**	**4.66**	**1.08**	**0.67**	**0.46**	**0.12**
NEW JERSEY	46,410	6.98	4.53	1.15	1.30	1.44	0.37	56,296	7.93	5.23	1.23	1.47	1.76	0.55
NEW YORK	47,309	7.65	5.84	1.16	0.65	0.62	0.13	80,536	9.03	6.66	1.46	0.91	1.13	0.19
PENNSYLVANIA	52,449	8.57	5.36	1.24	1.97	1.51	0.56	76,793	9.17	6.20	1.33	1.64	1.26	0.45
MID ATLANTIC	**146,168**	**7.76**	**5.25**	**1.18**	**1.33**	**1.20**	**0.36**	**213,685**	**8.79**	**6.12**	**1.35**	**1.32**	**1.34**	**0.38**
ILLINOIS	66,296	9.07	5.31	1.38	2.38	1.94	0.41	96,165	10.30	6.40	1.57	2.33	1.97	0.43
INDIANA	59,835	7.72	5.39	1.23	1.10	1.49	0.35	73,687	7.67	5.53	1.15	0.99	1.43	0.38
MICHIGAN	64,963	7.17	4.89	1.15	1.13	0.82	0.24	151,192	10.02	6.69	1.55	1.78	1.18	0.29
OHIO	86,058	8.63	5.70	1.34	1.59	1.60	0.23	84,463	8.54	5.67	1.27	1.60	1.50	0.27
WISCONSIN	16,703	5.84	3.43	0.90	1.51	1.59	0.38	24,849	7.11	4.00	1.08	2.03	2.11	0.45
E.N. CENTRAL	**293,855**	**8.06**	**5.24**	**1.26**	**1.56**	**1.48**	**0.31**	**430,356**	**9.22**	**6.07**	**1.40**	**1.75**	**1.52**	**0.34**
IOWA	14,245	5.77	3.46	0.67	1.64	1.53	0.36	16,010	5.55	3.37	0.87	1.31	1.17	0.33
KANSAS	18,381	5.69	3.80	0.97	0.92	0.82	0.35	14,290	5.49	3.60	0.99	0.90	0.71	0.23
MINNESOTA	49,210	4.53	2.94	0.70	0.89	0.64	0.22	66,869	4.26	2.75	0.56	0.95	0.78	0.19
MISSOURI	32,677	5.08	3.71	0.71	0.66	0.30	0.13	52,754	5.96	4.23	0.99	0.74	0.45	0.20
NEBRASKA	10,484	4.33	2.90	0.71	0.72	0.57	0.22	14,013	5.47	3.56	0.79	1.12	0.56	0.21
NORTH DAKOTA	702	5.27	3.42	0.85	1.00	1.00	0.57	1,831	7.69	2.89	0.76	4.04	2.68	0.87
SOUTH DAKOTA	2,684	2.71	1.71	0.48	0.52	0.30	0.15	5,795	2.36	1.31	0.31	0.74	0.52	0.29
W.N. CENTRAL	**128,383**	**4.93**	**3.29**	**0.74**	**0.90**	**0.67**	**0.23**	**171,562**	**5.07**	**3.35**	**0.77**	**0.95**	**0.70**	**0.22**
DELAWARE	4,948	4.69	3.29	0.83	0.57	0.40	0.22	8,493	5.76	4.23	0.93	0.60	0.34	0.29
D.C.	3,481	7.70	5.60	1.09	1.01	1.12	0.20	4,341	8.90	6.04	1.37	0.99	2.53	0.32
FLORIDA	130,195	4.63	3.31	0.70	0.62	0.57	0.25	196,245	5.59	4.13	0.82	0.64	0.53	0.24
GEORGIA	89,235	5.54	4.01	0.89	0.64	0.32	0.22	84,613	6.35	4.60	0.97	0.78	0.45	0.26
MARYLAND	51,221	4.92	3.57	0.77	0.58	0.46	0.13	43,611	5.72	4.11	0.87	0.74	0.83	0.19
N.C.	79,859	4.56	3.48	0.64	0.44	0.26	0.12	62,215	5.07	3.91	0.67	0.49	0.38	0.16
S.C.	39,933	5.10	3.86	0.70	0.54	0.57	0.25	46,929	7.31	5.44	1.03	0.84	0.79	0.32
VIRGINIA	124,802	3.56	2.70	0.50	0.36	0.18	0.04	75,969	4.58	3.49	0.64	0.45	0.24	0.05
W. VIRGINIA	2,206	6.85	4.81	1.31	0.73	0.27	0.18	2,073	4.68	3.04	0.92	0.72	0.29	0.05
S. ATLANTIC	**525,880**	**4.61**	**3.40**	**0.69**	**0.52**	**0.38**	**0.16**	**524,489**	**5.69**	**4.21**	**0.83**	**0.65**	**0.52**	**0.21**
ALABAMA	66,622	4.99	3.66	0.72	0.61	0.25	0.17	80,731	6.51	4.67	0.98	0.86	0.32	0.29
KENTUCKY	21,948	5.09	3.79	0.63	0.67	0.72	0.14	37,557	6.11	4.44	0.96	0.71	0.87	0.16
MISSISSIPPI	17,752	5.78	4.47	0.64	0.67	0.28	0.18	22,392	7.25	4.92	1.23	1.10	0.47	0.29
TENNESSEE	45,287	6.54	4.55	1.06	0.93	0.35	0.17	76,436	7.84	5.14	1.22	1.48	0.56	0.25
E.S. CENTRAL	**151,609**	**5.56**	**4.04**	**0.80**	**0.72**	**0.35**	**0.17**	**217,116**	**6.99**	**4.82**	**1.09**	**1.08**	**0.52**	**0.25**
ARKANSAS	12,995	5.60	3.60	0.85	1.15	0.44	0.08	17,901	5.61	3.69	0.72	1.20	0.48	0.13
LOUISIANA	50,875	4.64	3.56	0.64	0.44	0.32	0.14	60,070	6.48	4.86	0.97	0.65	0.36	0.12
OKLAHOMA	43,712	5.48	3.76	0.81	0.91	0.81	0.29	69,717	5.67	3.90	0.87	0.90	0.70	0.22
TEXAS	231,724	5.79	3.96	0.90	0.93	0.43	0.25	282,209	5.79	4.17	0.84	0.78	0.32	0.20
W.S. CENTRAL	**339,306**	**5.57**	**3.86**	**0.84**	**0.87**	**0.47**	**0.23**	**429,897**	**5.86**	**4.20**	**0.86**	**0.80**	**0.39**	**0.19**
ARIZONA	73,326	4.68	3.31	0.71	0.66	0.59	0.26	142,835	5.23	3.76	0.77	0.70	0.55	0.22
COLORADO	88,980	5.72	3.73	0.91	1.08	0.72	0.26	80,454	5.74	3.71	0.96	1.07	0.74	0.23
IDAHO	13,157	5.88	3.92	0.95	1.01	0.74	0.40	17,198	6.03	4.01	0.89	1.13	0.78	0.24
MONTANA	5,910	5.24	3.50	0.78	0.96	0.63	0.36	8,446	5.49	3.35	0.79	1.35	0.77	0.30
NEVADA	20,703	5.57	3.67	0.90	1.00	1.09	0.40	39,669	7.09	4.70	1.16	1.23	1.37	0.43
NEW MEXICO	11,452	3.47	2.65	0.51	0.31	0.10	0.03	20,321	4.16	3.17	0.62	0.37	0.13	0.06
UTAH	17,003	6.79	4.92	0.91	0.96	0.78	0.18	31,940	7.27	5.20	1.08	0.99	1.04	0.26
WYOMING	4,183	7.98	4.64	1.67	1.67	1.20	0.45	4,978	9.02	5.02	1.39	2.61	1.10	0.38
MOUNTAIN	**234,714**	**5.39**	**3.65**	**0.84**	**0.90**	**0.69**	**0.27**	**345,841**	**5.79**	**3.98**	**0.89**	**0.92**	**0.73**	**0.25**
ALASKA	3,291	3.26	2.07	0.55	0.64	0.24	0.15	2,339	4.06	3.38	0.34	0.34	0.04	0.13
CALIFORNIA	301,947	5.20	3.54	0.80	0.86	0.89	0.19	402,249	5.95	4.17	0.89	0.89	0.87	0.22
HAWAII	10,449	3.23	2.21	0.48	0.54	0.93	0.19	13,485	3.93	2.91	0.60	0.42	0.70	0.12
OREGON	10,056	5.43	3.54	0.89	1.00	1.26	0.47	30,511	5.18	3.43	0.84	0.91	1.06	0.33
WASHINGTON	56,191	5.95	3.88	1.04	1.03	1.20	0.42	110,533	5.20	3.57	0.85	0.78	0.70	0.24
PACIFIC	**381,934**	**5.24**	**3.54**	**0.82**	**0.88**	**0.94**	**0.23**	**559,117**	**5.71**	**3.98**	**0.87**	**0.86**	**0.84**	**0.23**
PUERTO RICO	23,095	12.06	8.20	2.16	1.70	1.45	0.62	84,201	9.12	6.51	1.72	0.89	0.95	0.47
NORTHEAST	**179,563**	**7.25**	**4.91**	**1.14**	**1.20**	**1.06**	**0.31**	**242,463**	**8.51**	**5.95**	**1.32**	**1.24**	**1.24**	**0.35**
NORTH CENTRAL	**422,238**	**7.11**	**4.65**	**1.10**	**1.36**	**1.23**	**0.28**	**601,918**	**8.04**	**5.30**	**1.22**	**1.52**	**1.29**	**0.31**
SOUTH	**1,016,795**	**5.08**	**3.65**	**0.76**	**0.67**	**0.40**	**0.19**	**1,171,502**	**5.99**	**4.32**	**0.89**	**0.78**	**0.47**	**0.21**
WEST	**616,648**	**5.30**	**3.58**	**0.83**	**0.89**	**0.84**	**0.25**	**904,958**	**5.74**	**3.98**	**0.88**	**0.88**	**0.80**	**0.23**
U.S. TOTAL	**2,398,842**	**5.70**	**3.92**	**0.88**	**0.90**	**0.73**	**0.23**	**3,201,725**	**6.58**	**4.58**	**1.01**	**0.99**	**0.80**	**0.25**
U.S. TOTAL (S.A.)	*NC*	*6.12*	*4.15*	*0.96*	*1.01*	*NC*	*0.24*	*NC*	*6.99*	*4.79*	*1.09*	*1.11*	*NC*	*0.25*

DATA ON 1- TO 4-UNIT RESIDENTIAL MORTGAGE LOANS AS OF JUNE 30, 1984 AND FOR 2nd QUARTER, 1984

STATE, AREA AND CENSUS REGION	F.H.A. 235 and 237 LOANS							F.H.A. 245 LOANS						
	NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE		NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE	
		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER
CONNECTICUT	440	9.77	4.09	3.86	1.82	0.45	0.00	553	5.60	3.25	1.08	1.27	0.90	0.18
MAINE	319	11.61	6.90	4.08	0.63	0.31	0.31	2	0.00	0.00	0.00	0.00	0.00	0.00
MASSACHUSETTS	2,008	9.62	7.77	1.20	0.65	0.30	0.25	308	9.09	7.79	0.65	0.65	2.27	0.00
NEW HAMPSHIRE	51	7.84	7.84	0.00	0.00	0.00	0.00	49	2.04	2.04	0.00	0.00	0.00	0.00
RHODE ISLAND	115	4.35	3.48	0.87	0.00	0.00	0.00	7	0.00	0.00	0.00	0.00	0.00	0.00
VERMONT	0	0.00	0.00	0.00	0.00	0.00	0.00	30	0.00	0.00	0.00	0.00	0.00	0.00
NEW ENGLAND	**2,933**	**9.62**	**6.96**	**1.88**	**0.78**	**0.31**	**0.20**	**949**	**6.32**	**4.53**	**0.84**	**0.95**	**1.26**	**0.11**
NEW JERSEY	769	17.03	10.27	2.47	4.29	2.47	0.39	2,169	5.95	3.96	0.65	1.34	2.86	0.18
NEW YORK	1,994	12.59	9.18	2.41	1.00	0.65	0.25	1,189	7.23	5.21	1.09	0.93	1.01	0.00
PENNSYLVANIA	1,525	16.79	12.00	2.10	2.69	0.98	0.26	1,760	8.35	5.40	1.02	1.93	3.18	0.11
MID ATLANTIC	**4,288**	**14.88**	**10.38**	**2.31**	**2.19**	**1.10**	**0.28**	**5,118**	**7.08**	**4.75**	**0.88**	**1.45**	**2.54**	**0.12**
ILLINOIS	4,221	14.24	9.10	2.27	2.87	1.45	0.57	6,556	8.38	4.26	1.40	2.72	1.95	0.47
INDIANA	1,783	10.60	7.40	1.57	1.63	0.73	0.34	1,128	5.41	3.28	0.53	1.60	0.80	0.44
MICHIGAN	5,230	14.07	9.98	2.31	1.78	1.26	0.27	1,406	6.33	4.41	1.00	0.92	1.35	0.36
OHIO	3,746	10.68	6.99	1.63	2.06	1.44	0.24	1,797	8.64	6.46	0.45	1.73	1.00	0.17
WISCONSIN	1,732	10.23	6.70	1.62	1.91	2.14	0.23	1,819	6.26	3.02	1.26	1.98	1.70	0.44
E.N. CENTRAL	**16,712**	**12.58**	**8.47**	**2.00**	**2.11**	**1.38**	**0.34**	**12,706**	**7.62**	**4.32**	**1.13**	**2.17**	**1.61**	**0.41**
IOWA	758	9.24	5.15	2.64	1.45	0.92	0.40	1,751	7.02	4.11	0.40	2.51	0.63	0.11
KANSAS	419	7.87	5.01	0.95	1.91	0.00	0.00	1,679	4.46	2.80	0.83	0.83	0.48	0.00
MINNESOTA	1,311	7.40	5.95	0.76	0.69	0.61	0.08	6,628	4.50	3.17	0.59	0.74	1.03	0.11
MISSOURI	1,315	11.48	7.91	2.13	1.44	0.84	0.61	2,515	5.93	4.69	0.75	0.48	0.56	0.00
NEBRASKA	507	9.27	6.31	1.38	1.58	0.20	0.20	468	6.63	3.85	1.07	1.71	0.00	0.00
NORTH DAKOTA	129	4.66	3.88	0.00	0.78	0.00	0.00	92	14.13	0.00	0.00	14.13	9.78	3.26
SOUTH DAKOTA	425	2.12	1.41	0.00	0.71	0.00	0.00	825	1.58	0.73	0.00	0.85	0.48	0.48
W.N. CENTRAL	**4,864**	**8.49**	**5.86**	**1.42**	**1.21**	**0.56**	**0.27**	**13,958**	**5.02**	**3.37**	**0.60**	**1.05**	**0.82**	**0.11**
DELAWARE	116	12.07	8.62	2.59	0.86	0.86	0.00	38	0.00	0.00	0.00	0.00	0.00	0.00
D.C.	110	13.64	7.27	3.64	2.73	0.91	0.00	239	10.04	5.44	2.93	1.67	2.51	0.00
FLORIDA	12,485	8.69	6.13	1.45	1.11	0.79	0.53	12,896	8.35	5.01	0.70	0.64	0.96	0.33
GEORGIA	5,296	9.74	7.12	1.45	1.17	0.76	0.36	8,113	4.27	3.16	0.58	0.53	0.71	0.26
MARYLAND	276	6.88	5.07	0.72	1.09	0.00	0.00	4,585	6.30	4.84	0.85	0.61	0.98	0.02
N.C.	3,407	9.45	7.25	1.29	0.91	0.76	0.18	3,864	3.88	3.05	0.39	0.44	0.39	0.03
S.C.	3,077	13.38	9.29	2.24	1.85	0.94	0.36	1,971	4.98	3.30	1.07	0.61	0.76	0.10
VIRGINIA	2,273	10.17	7.22	2.07	0.88	0.35	0.04	7,926	4.55	3.75	0.43	0.37	0.45	0.03
W. VIRGINIA	110	10.00	5.45	2.73	1.82	0.00	0.00	2	0.00	0.00	0.00	0.00	0.00	0.00
S. ATLANTIC	**27,150**	**9.66**	**6.91**	**1.58**	**1.17**	**0.75**	**0.38**	**39,634**	**5.26**	**4.08**	**0.64**	**0.54**	**0.75**	**0.18**
ALABAMA	6,285	9.64	6.95	1.26	1.43	0.27	0.35	4,139	6.28	4.35	0.87	1.06	0.48	0.27
KENTUCKY	3,754	10.95	7.75	1.68	1.52	0.85	0.13	235	5.11	2.98	1.28	0.85	2.13	0.00
MISSISSIPPI	2,310	11.43	7.62	2.34	1.47	0.56	0.13	596	6.37	4.36	1.17	0.84	1.17	0.84
TENNESSEE	4,881	14.13	8.91	2.50	2.72	0.70	0.12	3,013	5.88	3.65	1.13	1.10	1.10	0.20
E.S. CENTRAL	**17,230**	**11.44**	**7.77**	**1.85**	**1.82**	**0.56**	**0.21**	**7,983**	**6.10**	**4.05**	**1.00**	**1.05**	**0.81**	**0.28**
ARKANSAS	625	10.56	7.04	0.80	2.72	0.48	0.00	58	1.72	0.00	0.00	1.72	0.00	0.00
LOUISIANA	6,412	11.23	8.73	1.50	1.00	0.31	0.19	1,834	6.16	4.36	0.98	0.82	0.49	0.00
OKLAHOMA	2,140	9.62	6.96	1.45	1.21	0.56	0.23	3,127	7.04	4.61	1.18	1.25	0.70	0.10
TEXAS	9,992	10.95	8.22	1.52	1.21	0.20	0.18	19,099	4.93	3.18	0.83	0.92	0.73	0.15
W.S. CENTRAL	**19,169**	**10.88**	**8.21**	**1.48**	**1.19**	**0.29**	**0.18**	**24,118**	**5.30**	**3.45**	**0.89**	**0.96**	**0.71**	**0.13**
ARIZONA	3,705	11.12	7.80	1.94	1.38	0.54	0.16	9,991	7.08	4.96	0.90	1.22	1.03	0.21
COLORADO	1,846	11.97	7.42	2.22	2.33	1.57	0.00	11,908	6.67	4.06	1.14	1.47	0.66	0.12
IDAHO	743	14.14	8.75	2.83	2.56	0.54	0.00	1,762	6.07	4.14	0.74	1.19	0.68	0.11
MONTANA	271	9.97	7.01	1.11	1.85	1.11	0.37	455	6.16	3.08	1.32	1.76	0.00	0.00
NEVADA	1,666	14.22	9.66	2.46	2.10	0.90	0.06	2,152	9.34	5.53	1.95	1.86	2.28	0.42
NEW MEXICO	1,137	10.11	6.77	1.93	1.41	0.44	0.18	677	5.02	3.84	0.44	0.74	0.00	0.00
UTAH	3,057	8.67	7.00	1.21	0.46	0.46	0.13	6,246	8.54	5.76	1.34	1.44	1.14	0.34
WYOMING	104	13.46	10.58	0.96	1.92	0.00	0.00	185	14.05	6.49	2.70	4.86	0.54	0.00
MOUNTAIN	**12,529**	**11.15**	**7.77**	**1.90**	**1.48**	**0.72**	**0.11**	**33,376**	**7.30**	**4.75**	**1.14**	**1.41**	**0.94**	**0.20**
ALASKA	145	3.45	3.45	0.00	0.00	0.00	0.00	255	5.10	4.71	0.39	0.00	0.00	0.78
CALIFORNIA	9,126	12.72	8.73	2.13	1.86	1.00	0.22	38,751	6.83	4.66	1.17	1.00	1.34	0.13
HAWAII	1,062	10.17	8.38	0.66	1.13	1.04	0.47	815	3.93	3.07	0.49	0.37	2.09	0.12
OREGON	517	10.25	6.77	1.55	1.93	0.39	0.00	1,472	6.45	3.26	1.29	1.90	0.95	0.14
WASHINGTON	5,636	6.11	3.57	1.40	1.14	0.73	0.16	12,562	6.19	3.91	1.06	1.22	1.17	0.21
PACIFIC	**16,486**	**10.14**	**6.84**	**1.75**	**1.55**	**0.88**	**0.21**	**53,855**	**6.61**	**4.42**	**1.13**	**1.06**	**1.30**	**0.15**
PUERTO RICO	5,128	21.27	12.44	5.87	2.96	1.17	0.94	2	0.00	0.00	0.00	0.00	0.00	0.00
NORTHEAST	**7,221**	**12.74**	**8.99**	**2.13**	**1.62**	**0.78**	**0.25**	**6,067**	**6.95**	**4.71**	**0.87**	**1.37**	**2.34**	**0.12**
NORTH CENTRAL	**21,576**	**11.66**	**7.88**	**1.87**	**1.91**	**1.20**	**0.32**	**26,664**	**6.27**	**3.83**	**0.85**	**1.59**	**1.20**	**0.26**
SOUTH	**63,549**	**10.51**	**7.54**	**1.62**	**1.35**	**0.56**	**0.27**	**71,735**	**5.36**	**3.86**	**0.76**	**0.74**	**0.75**	**0.17**
WEST	**29,015**	**10.57**	**7.24**	**1.81**	**1.52**	**0.81**	**0.17**	**87,231**	**6.88**	**4.55**	**1.13**	**1.20**	**1.16**	**0.17**
U.S. TOTAL	**133,249**	**11.20**	**7.76**	**1.91**	**1.53**	**0.75**	**0.28**	**195,298**	**6.21**	**4.18**	**0.95**	**1.08**	**1.04**	**0.18**
U.S. TOTAL (S.A.)	*NC*	*11.71*	*8.01*	*2.02*	*1.68*	*NC*	*0.28*	*NC*	*6.21*	*4.18*	*0.95*	*1.08*	*NC*	*0.18*

MORTGAGE BANKERS ASSOCIATION OF AMERICA

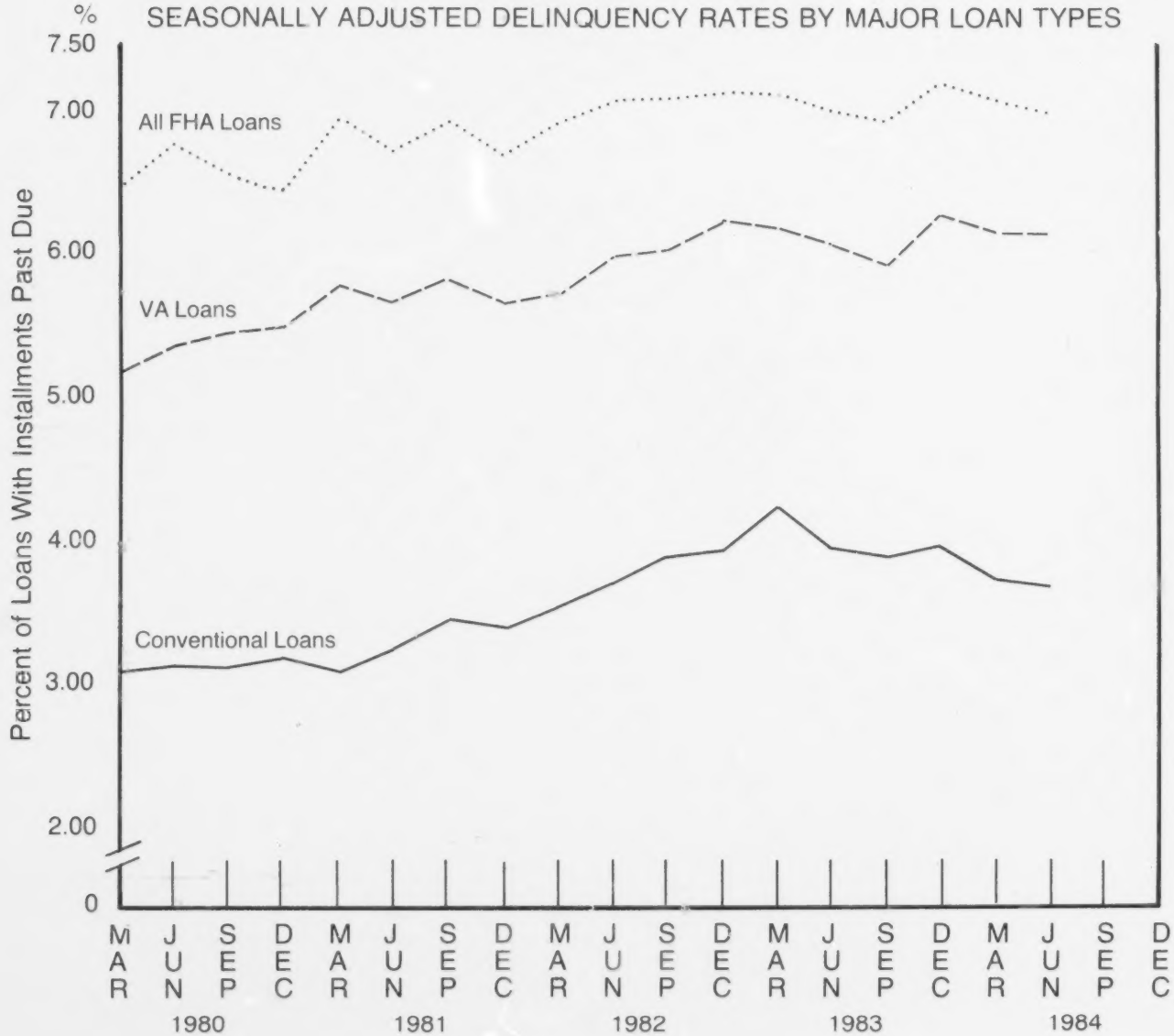
NATIONAL DELINQUENCY SURVEY OF 1- TO 4-UNIT RESIDENTIAL MORTGAGE LOANS
JUNE 30, 1984

CENSUS REGION	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE														PERCENT OF LOANS FORECLOSURES STARTED DURING QUARTER		
	TOTAL PAST DUE			30 DAYS			60 DAYS			90 DAYS OR MORE			90 DAYS OR MORE (S.A.)				
		CHANGE FROM			CHANGE FROM			CHANGE FROM			CHANGE FROM			CHANGE FROM		CHANGE FROM	
	CURR QTR.	YR AGO	QTR AGO	CURR QTR	YR. AGO	QTR AGO	CURR QTR	YR AGO	QTR AGO	CURR QTR	YR AGO	QTR AGO	CURR QTR	QTR AGO	CURR QTR	YR AGO	QTR AGO
CONVENTIONAL LOANS																	
Northeast	3.91	(0.25)	0.05	2.78	(0.24)	0.08	0.67	0.01	0.00	0.46	(0.02)	(0.03)	0.51	0.04	0.06	(0.01)	(0.01)
North Central	3.27	(0.05)	(0.13)	2.14	(0.13)	(0.02)	0.51	(0.04)	(0.08)	0.62	0.12	(0.04)	0.63	(0.04)	0.14	(0.01)	0.00
South	2.96	(0.01)	(0.21)	2.14	0.07	0.01	0.40	(0.06)	(0.17)	0.42	(0.01)	(0.05)	0.47	0.06	0.15	(0.02)	0.02
West	3.62	(0.36)	(0.32)	2.38	(0.23)	(0.09)	0.64	(0.03)	(0.11)	0.60	(0.09)	(0.12)	0.62	(0.04)	0.20	0.01	0.02
U.S. Total	**3.49**	**(0.21)**	**(0.12)**	**2.38**	**(0.18)**	**0.02**	**0.57**	**(0.03)**	**(0.08)**	**0.54**	**0.00**	**(0.05)**	—	—	**0.15**	**0.00**	**0.01**
U.S. Total (s.a.)	*3.66*	—	*(0.03)*	*2.48*	—	*0.01*	*0.61*	—	*(0.04)*	*0.57*	—	*0.00*	*0.57*	*0.00*	*0.16*	—	*0.03*
V.A. LOANS																	
Northeast	7.25	0.15	(0.04)	4.91	0.01	0.22	1.14	(0.09)	(0.12)	1.20	0.23	(0.14)	1.30	0.09	0.31	(0.15)	(0.04)
North Central	7.11	0.15	0.42	4.65	0.05	0.58	1.10	(0.06)	(0.02)	1.36	0.16	(0.15)	1.54	0.06	0.28	(0.04)	(0.10)
South	5.08	0.20	(0.29)	3.65	0.15	0.01	0.76	(0.03)	(0.13)	0.67	0.07	(0.18)	0.76	(0.06)	0.19	0.00	0.01
West	5.30	(0.26)	(0.15)	3.48	(0.11)	0.08	0.83	(0.13)	(0.09)	0.89	(0.02)	(0.14)	0.97	(0.03)	0.25	0.01	0.00
U.S. Total	**5.70**	**0.07**	**(0.09)**	**3.92**	**0.05**	**0.15**	**0.88**	**(0.06)**	**(0.09)**	**0.90**	**0.08**	**(0.15)**	—	—	**0.23**	**(0.02)**	**(0.02)**
U.S. Total (s.a.)	*6.12*	—	*(0.02)*	*4.15*	—	*0.04*	*0.96*	—	*(0.05)*	*1.01*	—	*(0.01)*	*1.01*	*(0.01)*	*0.24*	—	*0.01*
ALL FHA LOANS																	
Northeast	8.51	0.02	0.16	5.95	0.00	0.36	1.32	(0.09)	(0.05)	1.24	0.11	(0.15)	1.35	0.09	0.35	(0.29)	0.04
North Central	8.04	0.04	0.53	5.30	(0.16)	0.62	1.22	(0.02)	(0.01)	1.52	0.22	(0.08)	1.72	0.14	0.31	(0.02)	(0.06)
South	5.99	0.22	(0.27)	4.32	0.16	0.06	0.89	(0.05)	(0.19)	0.78	0.11	(0.14)	0.90	0.02	0.21	(0.01)	0.02
West	5.74	(0.29)	(0.11)	3.98	(0.10)	0.15	0.88	(0.13)	(0.09)	0.88	(0.07)	(0.16)	0.99	0.02	0.23	0.00	0.03
U.S. Total	**6.58**	**0.03**	**0.00**	**4.58**	**0.01**	**0.23**	**1.01**	**(0.06)**	**(0.10)**	**0.99**	**0.08**	**(0.13)**	—	—	**0.25**	**(0.03)**	**0.01**
U.S. Total (s.a.)	*6.99*	—	*(0.13)*	*4.79*	—	*(0.05)*	*1.09*	—	*(0.09)*	*1.11*	—	*0.01*	*1.11*	*0.01*	*0.25*	—	*0.02*
FHA LOANS (excluding 235 and 237)																	
Northeast	8.47	0.08	(0.19)	5.89	0.06	0.26	1.30	(0.10)	(0.11)	1.28	0.12	(0.34)	1.42	(0.05)	0.22	(0.48)	0.00
North Central	8.05	0.09	0.44	5.19	(0.23)	0.56	1.22	0.00	(0.02)	1.64	0.32	(0.10)	1.88	0.13	0.29	(0.03)	(0.08)
South	5.58	0.24	(0.25)	4.04	0.18	0.07	0.82	(0.03)	(0.18)	0.72	0.10	(0.14)	0.84	0.02	0.18	(0.01)	0.02
West	5.58	(0.24)	(0.08)	3.89	(0.07)	0.18	0.85	(0.11)	(0.10)	0.84	(0.06)	(0.17)	0.94	(0.01)	0.23	0.01	0.04
U.S. Total	**6.32**	**0.04**	**0.00**	**4.40**	**0.01**	**0.25**	**0.96**	**(0.05)**	**(0.10)**	**0.96**	**0.08**	**(0.15)**	—	—	**0.23**	**(0.04)**	**0.01**
U.S. Total (s.a.)	*6.70*	—	*(0.08)*	*4.59*	—	*0.00*	*1.03*	—	*(0.08)*	*1.08*	—	*0.00*	*1.08*	*0.00*	*0.22*	—	*0.03*
FHA LOANS (Section 235 and 237)																	
Northeast	12.74	1.34	2.93	8.99	1.36	2.46	2.13	0.23	0.68	1.62	(0.25)	(0.21)	1.66	(0.06)	0.25	0.08	0.19
North Central	11.66	0.03	2.66	7.88	0.03	2.17	1.87	(0.19)	0.32	1.91	0.19	0.17	2.18	0.41	0.32	(0.10)	0.10
South	10.51	(0.38)	(0.51)	7.54	(0.31)	0.01	1.62	(0.17)	(0.28)	1.35	0.10	(0.25)	1.58	0.00	0.27	(0.14)	0.12
West	10.57	(2.80)	(0.98)	7.24	(1.53)	(0.51)	1.81	(0.57)	(0.09)	1.52	(0.69)	(0.38)	1.72	(0.10)	0.17	(0.29)	(0.02)
U.S. Total	**11.20**	**(0.39)**	**0.54**	**7.76**	**(0.25)**	**0.58**	**1.91**	**(0.11)**	**0.10**	**1.53**	**(0.03)**	**(0.13)**	—	—	**0.28**	**(0.12)**	**0.08**
U.S. Total (s.a.)	*11.71*	—	*(0.22)*	*8.01*	—	*(0.26)*	*2.02*	—	*0.06*	*1.68*	—	*(0.01)*	*1.68*	*(0.01)*	*0.28*	—	*0.09*
FHA 245 LOANS																	
Northeast	6.95	1.32	(1.39)	4.71	1.24	(0.77)	0.97	(0.17)	(0.43)	1.37	0.25	(0.18)	—	—	0.12	(0.32)	(0.12)
North Central	6.27	0.58	(0.25)	3.83	0.29	0.30	0.85	0.01	(0.28)	1.59	0.28	(0.29)	—	—	0.26	(0.01)	0.06
South	5.36	0.58	(0.51)	3.86	0.53	(0.17)	0.76	(0.04)	(0.16)	0.74	0.11	(0.17)	—	—	0.17	0.08	0.01
West	6.88	(0.78)	(0.19)	4.55	(0.32)	0.11	1.13	(0.19)	(0.11)	1.20	(0.28)	(0.20)	—	—	0.17	(0.09)	0.05
U.S. Total	**6.21**	**(0.16)**	**(0.37)**	**4.18**	**0.05**	**0.00**	**0.95**	**(0.13)**	**(0.16)**	**1.08**	**(0.08)**	**(0.20)**	—	—	**0.18**	**(0.03)**	**0.03**
U.S. Total (s.a.)	*n.a.*	—	—	*n.a.*	—	—	*n.a.*	—	—	*n.a.*	—	—	—	—	*n.a.*	—	—

*Seasonally adjusted series for 90 days or more and U.S. Totals are not available.

MORTGAGE BANKERS ASSOCIATION OF AMERICA

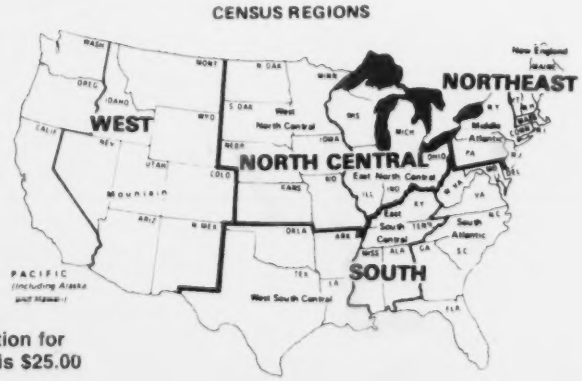
NATIONAL DELINQUENCY SURVEY OF 1-4 UNIT RESIDENTIAL MORTGAGE LOANS
JUNE 30, 1984



SURVEY INFORMATION AND NOTES

1. This survey includes over 9.1 million mortgage loans on 1- to 4-unit residential properties totaling an estimated $276.7 billion of debt. These loans are serviced by more than 480 reporters, including mortgage bankers, commercial banks, savings banks, savings and loan associations, and life insurance companies.
2. A loan is considered 30 days delinquent if the June 1 installment has not been paid as of June 30. A loan is 60 days delinquent if the May 1 installment is unpaid as of June 30, etc.
3. 'Foreclosure started during quarter' includes loans placed in the process of foreclosure during second quarter, deeds in lieu of foreclosure, and loans assigned to FHA, VA, other insurers or investors. 'Foreclosure inventory end of quarter' includes all loans in process of foreclosure on June 30. Both foreclosure categories are excluded from 'total installments past due.'
4. Not all reporters provide data on FHA loans by section, thus, the sum of the two types of FHA loan breakdowns will not necessarily equal the number of all FHA loans reported.
5. National totals include Puerto Rico loans and loans of firms not providing state-by-state data.
6. s.a.—seasonally adjusted data.
7. nc—not calculated.
8. Series does not exhibit stable seasonal patterns.

CENSUS REGIONS



Annual subscription for nonmember firms is $25.00

BEST AVAILABLE COPY